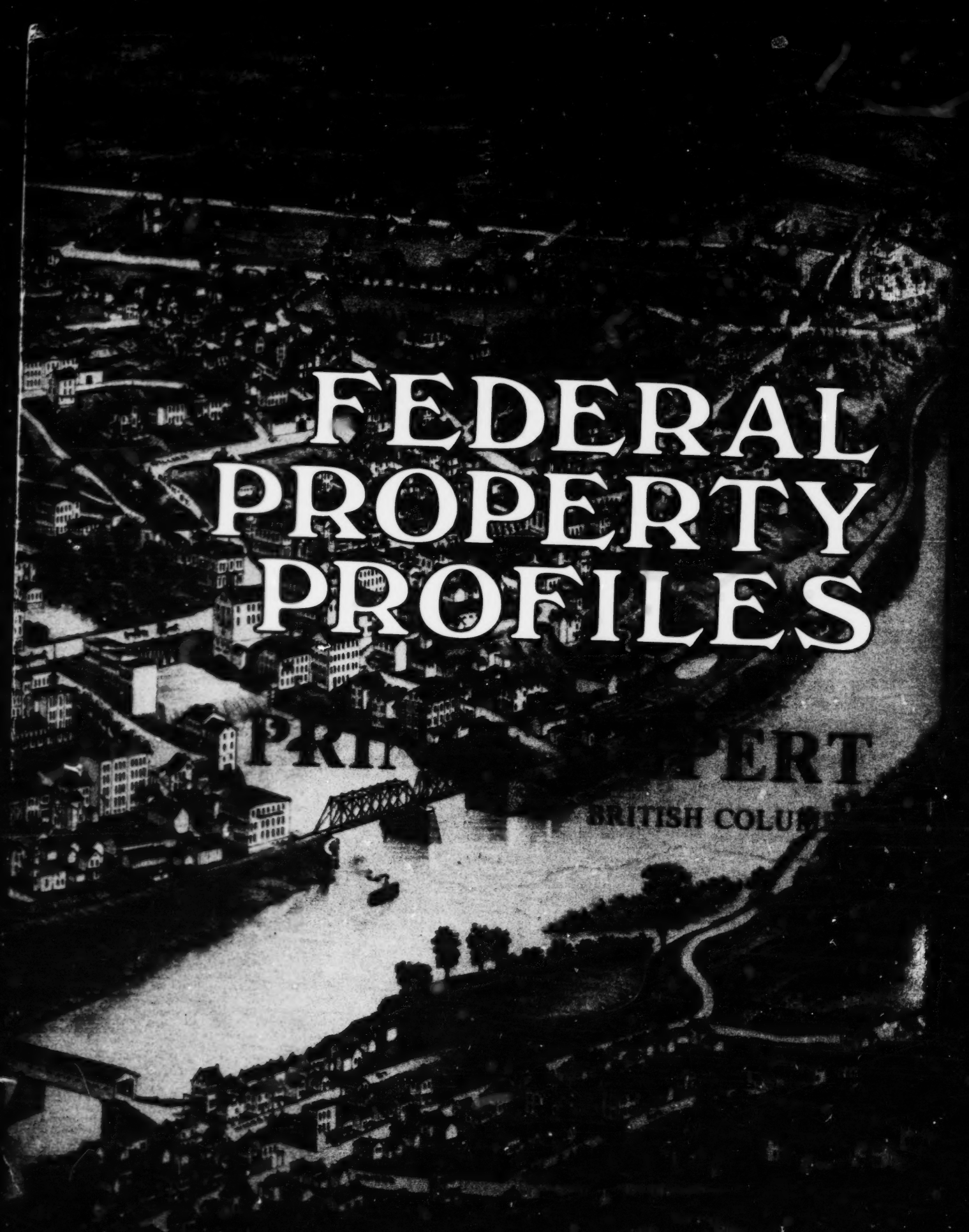
FEDERAL
PROPERTY
PROFILES

AREA SCREENING CANADA PROGRAM

FEDERAL PROPERTY PROFILES

PRINCE RUPERT

BRITISH COLUMBIA

PREPARED BY PUBLIC WORKS CANADA
REAL ESTATE SERVICES DIRECTORATE

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OTTAWA 1986

PREFACE

Real Estate Services Directorate of Public Works Canada, on behalf of the Treasury Board Advisory Committee on Federal Land Management (TBAC/FLM), carries out the Area Screening Canada Program to assist in the implementation of the Federal Land Management Policy approved by Cabinet in 1973. The basic principle of the policy is that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic, and environmental objectives.

In order to help fulfil this policy principle, the ongoing Area Screening Canada (ASC) Program systematically reviews the current use of federal landholdings in selected study areas across Canada. Each ASC report includes a map of federal government landholdings located within the study area, and an urban profile which presents selected information on social, economic, and environmental factors, as well as trends that may have an impact on federal real property management. Land planning objectives of the various levels of government have been compiled to supplement the profile. Following a general description of the characteristics of the overall federal presence, all federal government landholdings are individually examined in their particular local context.

On 29 October 1986 the ASC report for the Prince Rupert region study area was approved by TBAC/FLM. All planning information relating to federal properties contained in this report is based upon data provided and reviewed by the various departments and agencies and is current to 1986.

A restricted version of the ASC report is prepared for distribution to federal departments. This version provides a complete description and evaluation of each federal property in the study area. An unrestricted version of the report, including a property inventory, is available for public distribution.

As a follow-up to this report, properties which appear to have potential for improved use are to be re-examined yearly, or as warranted.

Public Works Canada gratefully acknowledges the participation of the Treasury Board Advisory Committee on Federal Land Management and other federal departments in the Area Screening Canada Program. A special thanks is extended to those federal and provincial departments and municipal organizations that provided information and data essential to the preparation of the individual reports. Appreciation is also extended to Public Archives Canada for the provision of the illustration depicted on the cover, which was taken from an exhibition of panoramic maps entitled "Birds-eye Views of Canadian Cities".

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EXECUTIVE SUMMARY

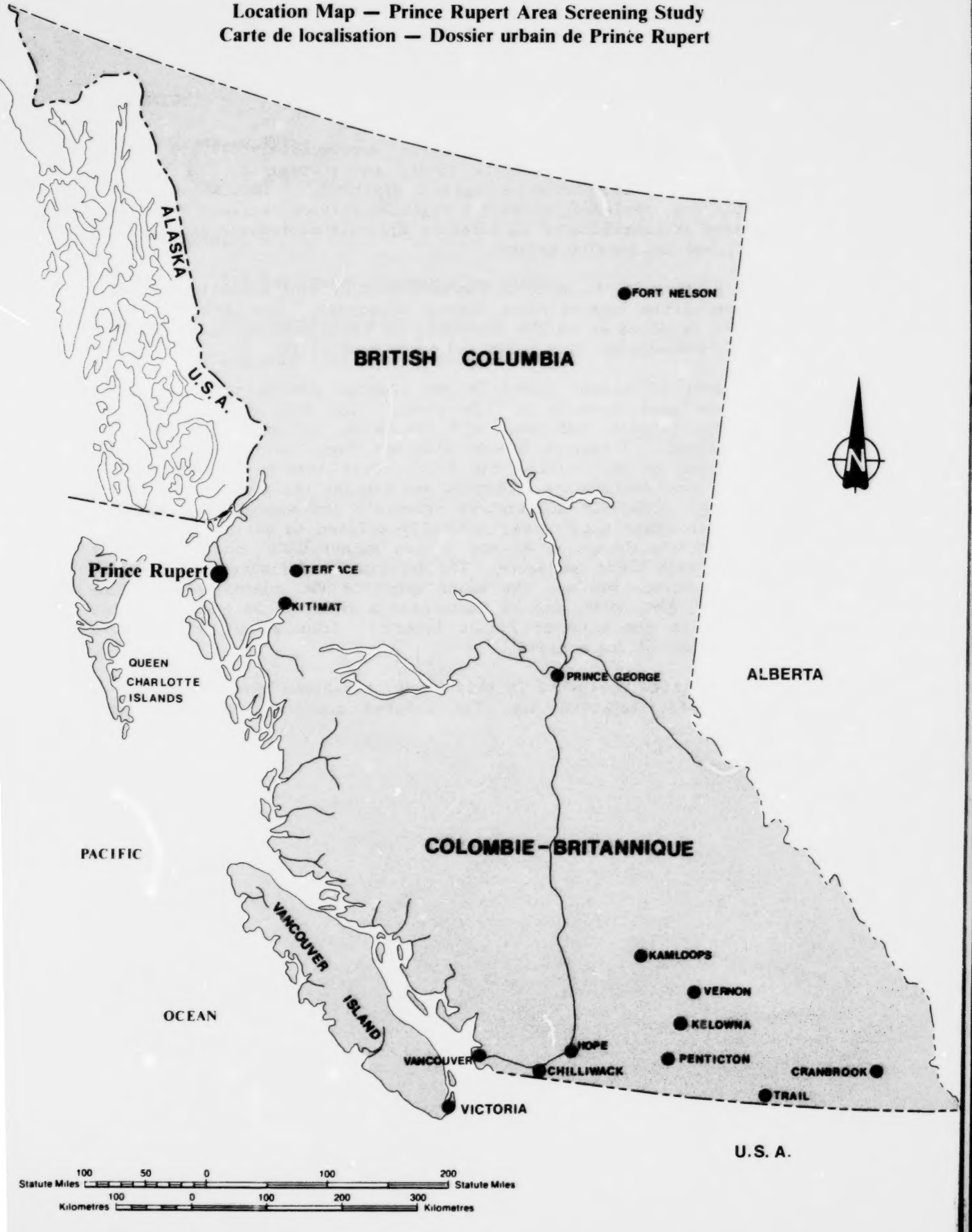
The Prince Rupert region study area covers approximately 13,000 square kilometres of British Columbia's north coast, and encompasses the mainland portion of the Skeena-Queen Charlotte regional district. Prince Rupert is the only major urban area included; it is the regional service centre. Employment in the study area is concentrated in forestry and related industries, fishing, transportation, and the service sector.

The settlement pattern in the area is characterized by vast mountainous areas, dotted with communities located along coastal waterways. Similarly, the city of Prince Rupert is situated on the foreshore of Kaien Island, which consists of muskeg soils intermittent with rocks and steep rock cliffs.

The sixteen square kilometres owned by the federal government is a minute proportion of the area covered by this study. The Port of Prince Rupert Corporation is the largest land owner with 834.06 ha, approximately 750 ha of which is undeveloped. Transport Canada also has large holdings in numerous locations strategic to maintaining the north coast transportation network. Transport Canada also administers, controls and manages the greatest amount of space in buildings. F&O-SCH administers, controls and manages the greatest amount of space in other structures, generally related to marine traffic and industries. With the exception of the Prince Rupert GOCB, most government departments administer their own space. The department of Fisheries and Oceans and Canada Post Corporation are the major users of PWC administered office space. CBC, CMHC, HWC, RCMP, and TC administer a total of 34 housing units, 33 of which are in the city of Prince Rupert. Disposal activities have commenced for sixteen of these units.

Of the forty properties evaluated in this study, seventeen were identified as having potential for improved use, FLM related concerns, or anticipated changes.

Location Map — Prince Rupert Area Screening Study
Carte de localisation — Dossier urbain de Prince Rupert



1.0 INTRODUCTION: PRINCE RUPERT REGION

The Prince Rupert Area Screening Study Area encompasses the mainland portion of the Skeena-Queen Charlotte Regional District. The City of Prince Rupert is the major urban area in both the Regional District and the Area Screening study. The next largest community is the Village of Port Edward, which is located 13 km to the south-east of Prince Rupert, and has less than 1000 inhabitants. The City of Prince Rupert is the focus of the community profile.

The study area also includes the following communities:

Dodge Cove, Digby Island
Casey Cove, Digby Island
Duvernet Point, Digby Island
Hunts Inlet, Porcher Island
Oona River, Porcher Island
Metlakatla
Port Simpson
Haysport

The study boundaries are illustrated on the area map.

Study Area Map — Prince Rupert Area Screening Study
Secteur d'étude — Dossier urbain de Prince Rupert

Scale Échelle 1:390,000

2.0 COMMUNITY PROFILE: PRINCE RUPERT REGION

2.1 POPULATION

The population of Prince Rupert increased at a moderate rate of 1.5% per annum from 1961 - 1981, growing from 11,681 to 16,197 people. Local sources suggest that the 1981 population figure remains v[illegible]d in 1986, as little or no net growth has occurred over this period.

The population is relatively young, with approximately 80% being under 45 years of age. Average family size decreased from 3.7 persons in 1971 to 3.3 persons in 1981. Average household sizes followed this trend.

The forecasted annual growth rate for Prince Rupert is 1.7%. Future population growth will be moderated by Prince Rupert's ability to compete with Prince George and Terrace for the lucrative business of administration and distribution for northwestern B.C.

2.2 ECONOMIC CONTEXT

Prince Rupert is a regional service, trade, and distribution centre; its economic activity focuses on industries such as fishing, fish processing, forestry, transportation, manufacturing, and tourism. In 1981, employment by sector was estimated to be as follows:

Table 1

1981 Employment Estimates by Sector

SECTOR	% OF TOTAL
Forestry	3%
Fishing	11%
Manufacturing	24%
Construction	5%
Transportation & Storage	13%
Trade	11%
Finance	2%
Service	18%
Public Administration	8%
Unspecified	5%
TOTAL	100%

SOURCE: D. Moroz, Prince Rupert Community Profile, Summer 1982. Report prepared for Northern Economic Development Corp.

The Prince Rupert region is the second most active fishing community in B.C., with approximately 900 licensed fishing boats. During peak season, fishing and fish processing may employ up to 30% of the labor force.

The expansion of secondary processing other than fish has been slow. Existing activities include boat building and repair, forestry equipment repairs, and building supplies. The focus of forestry production is on raw pulp for export. Westar Timber is the largest single employer in the area, employing approximately 600 full-time workers.

The Port of Prince Rupert was designated Canada's 10th national harbour in 1972, and granted a local port authority structure by the Canada Ports Corporation in 1983. The Port facilities are integrated with the CNR and the TCH and handle pulp, grain, ore concentrates, and general cargo. As the second largest port on the west coast, Prince Rupert has two natural assets: a large deep harbour, and a 1.5 day shorter trip to the Orient.

Prince Rupert is currently in an economic downturn. In recent years there was some consolidation in the fish processing industry resulting in an overall reduction of employment in this sector. Recent layoffs by Prince Rupert Grain and Westar Timber have resulted in a reduction of approximately 250 jobs.

The tourism generated by cruise ships docking in Prince Rupert has declined, with dockings at roughly 50% the level of previous years.

Furthermore, the economic spinoffs anticipated from Ridley Island failed to materialize -- the construction of the facilities was completed in late 1983 and both the grain and the coal terminals now retain only operational and maintenance staff.

2.3 URBAN STRUCTURE

The City of Prince Rupert and the Village of Port Edward each have an elected mayor and council members. Administration of the unincorporated area outside these two municipalities and Indian Reserves is the responsibility of the Skeena-Queen Charlotte Regional District, which has its office in Prince Rupert.

Residents of Prince Rupert and Port Edward share health, education, recreation, and police services and facilities, but maintain separate water and sewage systems.

Prince Rupert, as a regional service centre, has a wide range of services and facilities to serve both local and regional residents, including a community college, a regional hospital, a performing arts theatre, and a regional airport.

2.4 TRANSPORTATION

The City of Prince Rupert has an extensive road system, and municipal bus service to most areas of the city. The major arterial route is McBride Avenue which also links Port Edward.

Marine transportation facilities play a major role in the study area. In Prince Rupert, they serve both local users and export clients; in coastal settlements such a Metlakatla or Port Simpson, marine facilities service boats and seaplanes, and often provide the only means of access to communities.

The study area is connected to other areas of British Columbia by Highway 16, running east-west between Prince George and Prince Rupert. Prince Rupert is also a destination of both British Columbia Ferries and the Alaska State Ferries.

The airport serving Prince Rupert and area is situated on Digby Island, just west of Prince Rupert. Transportation to the airport is limited to ferry or water taxi service. Amphibious aircraft service to various northern destinations is provided by two commercial carriers in Prince Rupert.

2.5 LAND USES

Prince Rupert's industrial area is located along the foreshore; port and rail facilities are also located there. Shallow commercial and residential areas are further inland. Land in Prince Rupert consists of muskeg intermittent with rocks and steep rock cliffs. This rugged topography has limited the amount of developable land, restricted urban sprawl, and resulted in a compact city with proximity of land uses, and heterogeneous neighbourhoods, because infilling is more economical than development on new land.

2.5.1 Commercial

Most commercial activity is oriented toward serving the local market and is located in the central business district along 2nd Avenue. Some specialized service functions, for example marine repairs, are close to their respective operation sites.

The distribution of commercial activities by amount of floor space is as follows:

Table 2

1981 Commercial Floor Space By Use

USE	SQUARE METRES
Retail Trade	51,197
Wholesale Trade	11,675
Community, Business, Personal Services	58,501
Finance, Insurance, Real Estate	4,810
TOTAL	126,183

SOURCE: Skeena-Queen Charlotte Regional District

2.5.2 Industrial

Industrial activity in Prince Rupert is marine and rail oriented, and is located on waterfront areas. CN has several lines along the foreshore to service Fairview Terminals (Site #22), and to Ridley Island (Site #24).

Watson Island, between Kaien Island and Port Edward, has been developed by B.C. Timber for pulp mills. There are two large mills: one kraft (brown paper) and one sulphate (tissue products).

Ridley Island (Site #24) is the site of a multi-million dollar coal and grain export facility. The property was assembled and prepared by the Prince Rupert Port Corporation, and the facility began operation in 1985.

There is no shortage of industrial land for future development in the Prince Rupert area. Sites available are located at Butze Rapids, Ridley Island, and Port Edward.

2.5.3 Housing

In the late 1970s and early 1980s, employment associated with the construction of the Ridley Island facilities resulted in strong housing demand. This spurred construction of both single family and multiple family housing units. In September 1985, the housing units in Prince Rupert were categorized as follows:

Table 3

September 1985 Housing Units by Type

TYPE OF UNIT	NUMBER OF UNITS	% OF TOTAL
Single family detached	3,196	56%
Mobile Homes	58	1%
Duplex/triplex	937	17%
Multiple Units	1,469	26%
TOTAL	5,660	100%

SOURCE: City of Prince Rupert Planning Department

All housing in Prince Rupert is within minutes of downtown and most is serviced by municipal transit.

A general slump in the Prince Rupert area economy has resulted in current supply exceeding demand for all types of housing. Vacancy rates in rental structures were in excess of 17% in October 1985, their highest level in five years. The result is a good selection of units and a wide range of prices. The majority of rental units are in apartment buildings; Prince Rupert has a limited supply of townhouse or family oriented rental accommodation.

In late 1985, approximately 250 housing units were listed for sale, and approximately 150 homes were sold between May and September. Moderately high rental rates and a paucity of family oriented rental accommodation combined with low, negotiable, sale prices and low interest rates has resulted in many renters becoming home owners for the first time.

3.0 GOVERNMENT LAND PLANNING OBJECTIVES

The land planning objectives of the various levels of government, federal, provincial, regional, and municipal are presented as criteria to help assess the appropriateness of current use of federal holdings in the communities under study. It is felt that these objectives accurately reflect the revised interests of federal land management. The objectives range from the general (federal and provincial), implying broad national or regional concerns, to the specific (regional and municipal), indicating detailed directions for community growth and change.

3.1 LOCAL OBJECTIVES

Commerce/Industry

Objective: To provide a pattern of land use that will maintain the vitality of the commercial core, provide light industrial land for future development, and encourage public access to the waterfront.

Policy: Application of height restrictions to development in the downtown core in order to preserve a view of the harbour and the openness of downtown.

Programs: Use of the Official Community Plan to ensure the rational development of industrial areas of Kaien Island.

Waterfront development as follows:
- future expansion of Alaska Ferry Terminal (Site #27) by seaward extension
- future development of Cow Bay (Site #15) to allow for increased light industrial and commercial land uses, and increased public access to waterfront.

Transportation

Objective: To provide a transportation service that ensures efficient service to the public and minimizes traffic conflicts.

Policy: Implementation of public transit improvements with due regard for future land use.

Recreation and Public Use

Objective: To provide for future recreation and public use needs of the community.

Policy: Development of additional small boat launching ramps in the Rushbrook floats area (Site #17).

3.2 PROVINCIAL OBJECTIVES

Transportation

Objective: To improve accessibility and transportation routes to all parts of the study area.

Programs: B.C. Ferries provides service from Vancouver and Vancouver Island to Prince Rupert.

Upgrading of Highway 16 to Terrace.

Economy

Objective: To stimulate new industrial growth and expansion.

Programs: A joint federal-provincial program - the Industrial Development Subsidiary Agreement - was started to assist economic development. There are three areas to which money and assistance is directed - community industrial development, industrial assistance, and research.

The B.C. Development Corporation administers a program of low interest loans to assist local economic development. The B.C. Development Corporation has developed the industrial park at Butze Rapids.

Objective: To expand and develop the travel industry in B.C.

Program: The Travel Industry Development Subsidiary Agreement (TIDSA) is a joint federal-provincial program designed to boost the travel industry. Funding is provided for planning, industry organization, industry upgrading, tourist attraction development, and skiing development.

3.3 FEDERAL OBJECTIVES AND POLICIES

Federal Land Management Policy

It is the policy of the government that federal real property be managed economically and efficiently and that it be managed so as to combine the efficient provision of government services with achievement of wider social, economic, and environmental objectives.

The following federal objectives were primarily derived from the First Annual Review of the Senior Inter-Departmental Committee on Urban Affairs and other federal policy documents.

Federal Properties (Realty Activities)

To provide Federal departments and agencies, as specified in the appropriate acts, a full range of the real property services required for the successful carrying out of their program responsibilities.

To develop and manage real property assets of the Federal Government according to sound real estate principles, so as to optimize the return to the government and the people of Canada.

General

To achieve a more balanced pattern of growth in metropolitan areas.

To achieve a more balanced pattern of cities and towns, with increased emphasis on small, medium-size, and new communities.

To improve the physical environment of larger urban centres.

To improve the social environment of larger urban centres.

To contribute towards the efficient and effective development and use of urban services.

To encourage the efficient use of scarce energy resources.

Program Related

To ensure an adequate supply of serviced residential land.

To conserve and improve stable, low and moderate income residential areas.

To promote neighbourhood conservation and revitalization.

To assist in the development and rehabilitation of housing for rural and native groups.

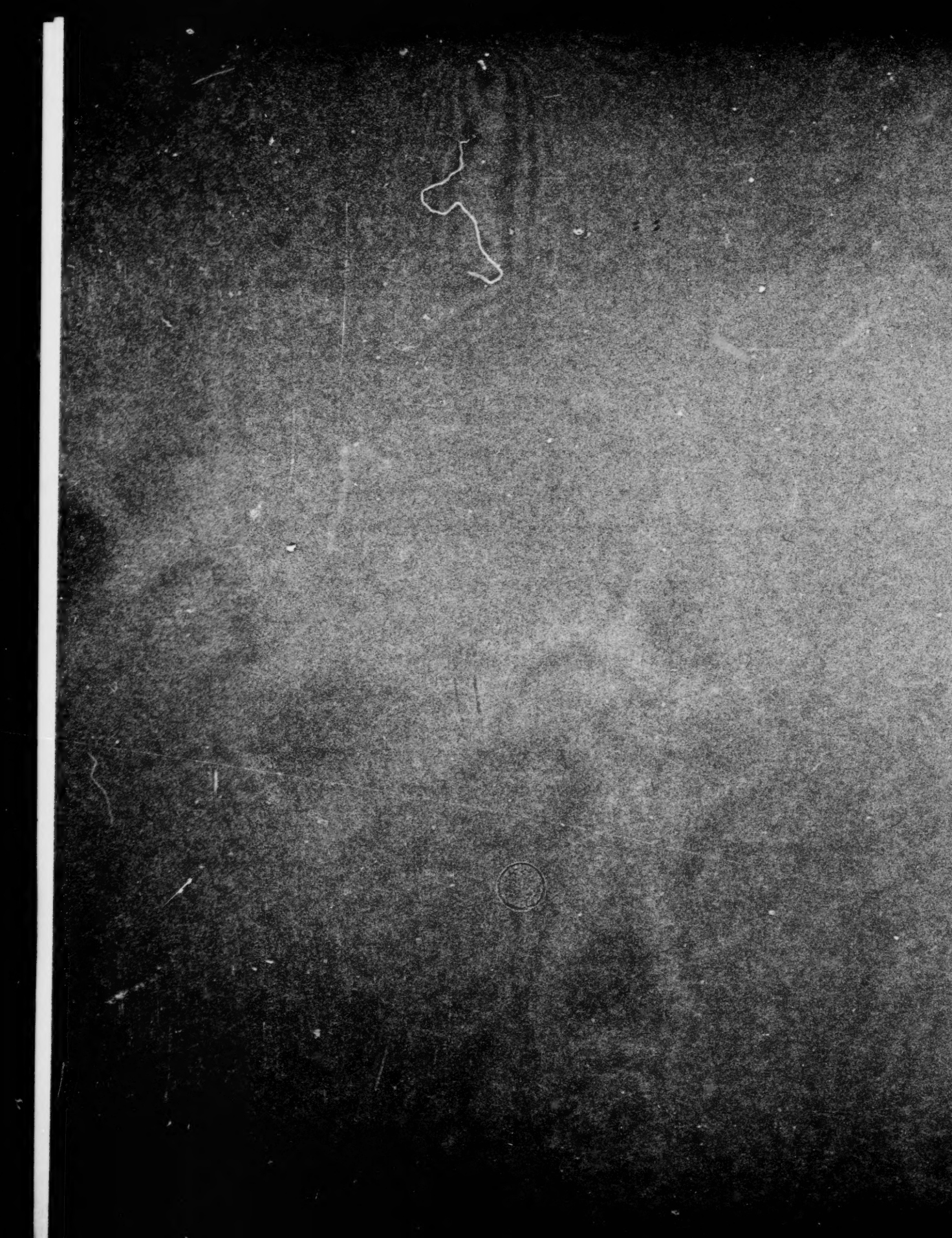
To enhance the quality of the environment by the improved management and utilization of natural resources.

To realize the potential of each region, through economic and social development.

To attract investment into relatively slow growth areas.

To provide facilities to foster the optimum development of marine transportation.

To preserve Canada's historic heritage.



4.0 FEDERAL PROPERTIES

4.1 SUMMARY OF FEDERAL PROPERTY CHARACTERISTICS

The 40 sites analysed in this study comprises the federal property inventory in the Prince Rupert area; it consists of 1629.01 ha of land and water lots, of which approximately 755 ha are undeveloped land. 33,703 m^2 of buildings and 44,980 m^2 of other structures are located on the land area and water lots. Also located within the study area are seven minor sites which were not evaluated.

The 33,703 m^2 is contained in 95 buildings: approximately 20% of which are used for office space, 15% for housing, and 65% for industrial uses. The other structures are comprised largely of marine facilities such as wharves, floats, approaches, breakwaters and ferry loading facilities.

The large proportion of space related to industrial and marine activities is due to Prince Rupert's location and the important role played by the fishing and transportation industries, and the Port of Prince Rupert.

In addition, the federal Crown uses 39.92 ha of land and 7.13 ha of water lot on reserve from the Province of British Columbia.

Total current value (based on Municipal Grants assessment) of the sites investigated in this study is $41,691,300. A total of $655,444 of grants in lieu of taxes were paid in 1985.

PCa is the largest land owner with 834.06 ha, approximately 750 ha of which is undeveloped. TC administers, controls and manages the greatest amount of space in buildings. F&O-SCH administers, controls and manages the greatest amount of space in other structures; all of which are related to marine traffic and industries.

Prince Rupert was once classified as an isolated posting, and although this classification is no longer valid, five departments maintain housing units in the area -- 34 housing units in 25 structures are included in this inventory. Municipal Grants assessed the value of these units at $2,298,100, and paid $24,827 of Grants in lieu of taxes. The current housing market in Prince Rupert suggests that Crown-owned accommodation is no longer necessary.

HOLDINGS BY DEPARTMENT

	Site Area	Gross m^2 Buildings	Gross m^2 Other Structures
CBC	23.54 ha	720.95 m^2	600.00 m^2
CMHC	0.61 ha	1,900.00 m^2	320.00 m^2
F&O	3.13 ha	1,816.92 m^2	1,365.00 m^2
F&O-SCH	33.04 ha	6,235.60 m^2	34,913.55 m^2
HWC	0.06 ha	390.18 m^2	20.90 m^2
INAC	0.41 ha	--	--
PCa	834.06 ha	5,786.00 m^2	2,847.35 m^2
PWC	11.34 ha	3,882.01 m^2	3,329.94 m^2
RCMP	0.28 ha	684.79 m^2	156.89 m^2
TC	722.54 ha	12,286.20 m^2	1,425.96 m^2
TOTAL	1,629.01 ha	33,702.65 m^2	44,979.59 m^2

4.2 MINOR SITES NOT EVALUATED

Included in the study area are the following minor sites:

RCMP Radio Repeater Shelter, Mt. Hayes, Prince Rupert
CRPI No 5947018 021 RCMO 28677

TC Receiver Terminal, Mt. Hayes, Prince Rupert
CRPI No 5947018 021 MOTO 19323

F&O Guardian Cabins at the following locations

Kwinamass	CRPI No. 5947018 021 DFOO 19288
Kloiya	CRPI No. 5947018 021 DFOO 19291
Moore Cove	CRPI No. 5947018 021 DFOO 19293
Shawatlans	CRPI No. 5947018 021 DFOO 19295
Skeena River	CRPI No. 5947018 021 DFOO 19298

Total Grants paid on these properties in 1985 were $30

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 1

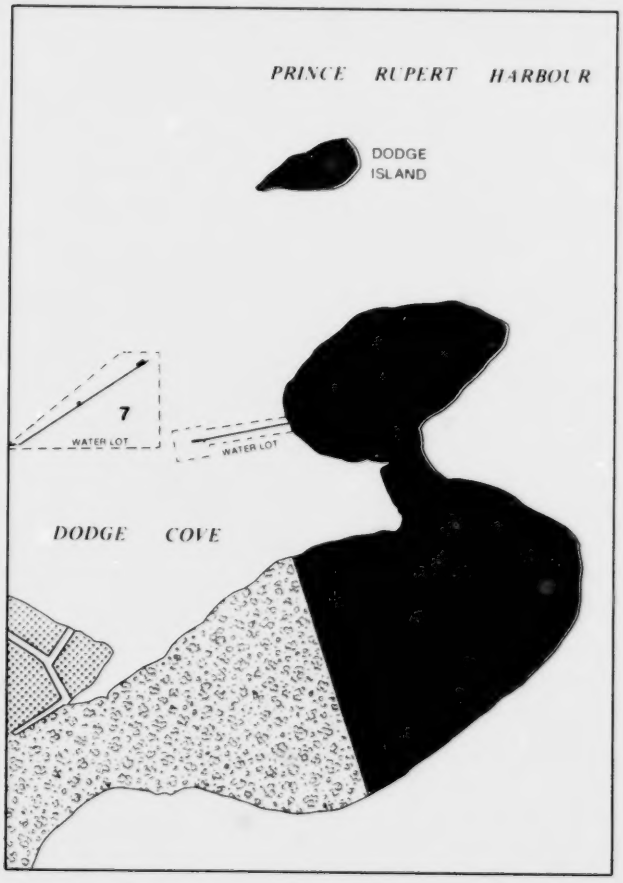
CFPR Transmitter Site
Émetteur de CFPR

Dodge Cove, Digby Island
Anse Dodge, Île Digby

OWNER PROPRIÉTAIRE
CBC / SRC

CRPI RIC:
5947018 021 CBC0 19287

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

0 50
m

Scale Échelle 1:5000

PROPERTY DESCRIPTION

CBC CFPR TRANSMITTER SITE - DODGE COVE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
23.27 ha	Irregular	Lot A, Pl. 1620, DL 1993, Lot 7623, Range 5, Coast District, Digby Island	1963/site $33,000 Improvements: $126,000

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Undeveloped forest area and water lot

USE	SERVICES AVAILABLE
1% structures, 99% land	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	77.30 m^2	60.00 m^2 (E)	60.00 m^2 (E)	Not available	None
2	1	93.65 m^2	85.00 m^2 (E)	85.00 m^2 (E)	Not available	None

#	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame	Interior refinishing	Good	10 years
2	Wood frame		Good	10 years

#	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CBC	60.00 m^2 (E)	Indefinite	Residence	-
2	CBC	85.00 m^2 (E)	Indefinite	Transmitter Building	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
1 Tower	82 m high	Good	Transmission
Helipad	Not available	Excellent	Helicopter landing
Wharf, approach	600.00 m^2	Excellent	Access

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Forested, undeveloped land	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Close to Prince Rupert broadcasting station, limited access for security, away from hydro line interference	Boat, foot	Not required and not available

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	None	$37,250 (1985) (BCAA)	$858 (1985)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 2

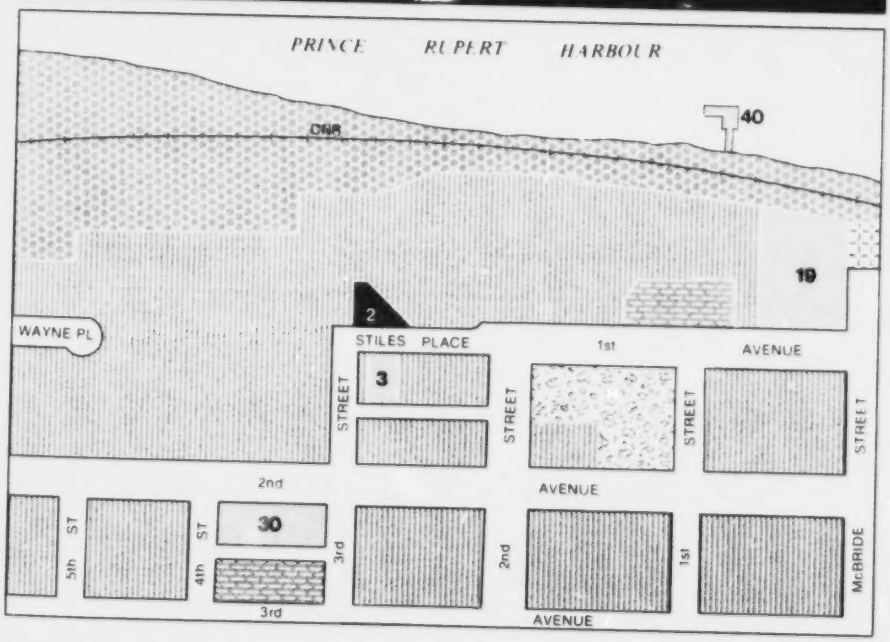
Broadcasting Station
Station de radiodiffusion

346 Stiles Place, Prince Rupert
346, Place Stiles, Prince Rupert

OWNER PROPRIÉTAIRE
CBC SRC

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:4800

0 48
m

PROPERTY DESCRIPTION (2) CBC BROADCASTING STATION - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.10 ha (E)	Irregular	Pt. Blk. 4, Wft. Blk. E, Coast Range 5, Prince Rupert	1940 (E)

ZONING	PHYSICAL CHARACTERISTICS
Commercial	Serviced urban lot with steep grade on north-west side

USE	SERVICES AVAILABLE
44% structures, 56% buffer/yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	440.00 m^2 (E)	360.00 m^2 (E)	360.00 m^2 (E)	Not available	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick	Numerous additions and reconstruction	Good	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CBC	360.00 m^2 (E)	Indefinite	Radio station	16

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Commercial, institutional	Commercial, public service	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Broadcast studio and office space located in receiver range of transmitter station	Car, foot, public transportation	At CBC property across street, on street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Not available	$330,150 (1985) (BCAA)	$13,181 (1985)*

ADDITIONAL INFORMATION

*Includes site #3

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 3

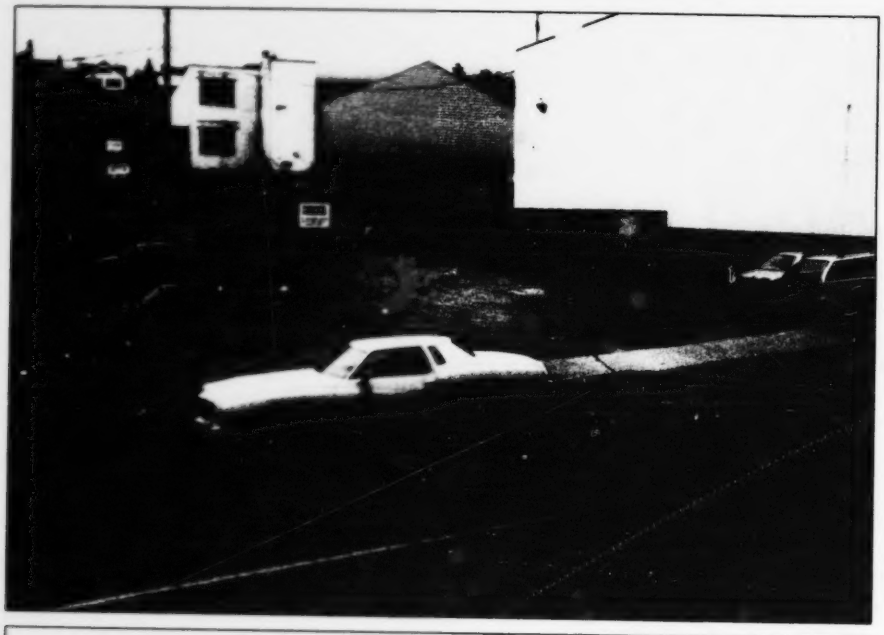
Vacant Land
Terrain vacant

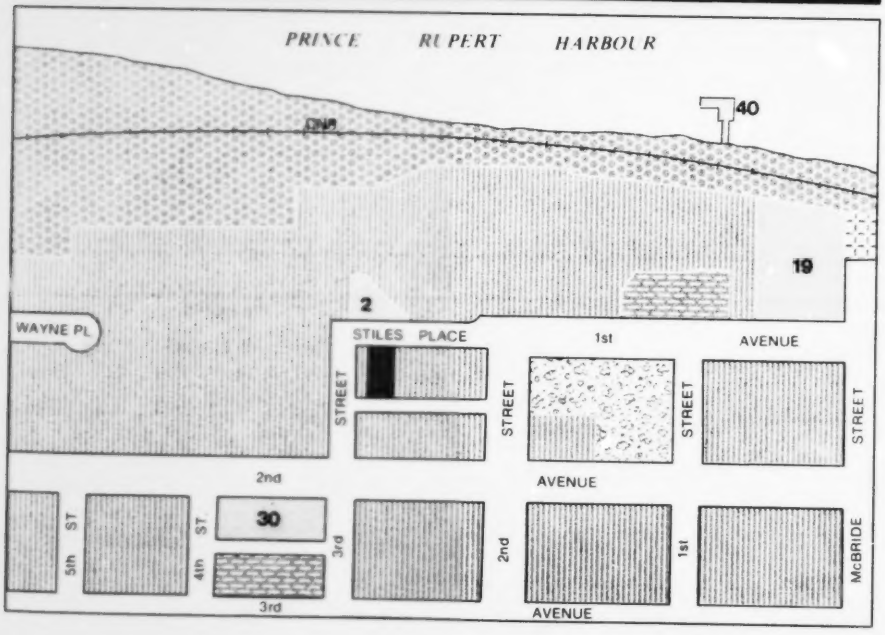
Stiles Place, Prince Rupert
Place Stiles, Prince Rupert

OWNER PROPRIÉTAIRE
CBC / SRC

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986





Scale / Échelle 1:4800

0 48
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

PROPERTY DESCRIPTION (3) CBC VACANT LAND - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.07 ha	30.48 x 22.86 m	Lot 2-4, Block 12, Sec. 1, DL 251, Plan 923, Coast Range 5	Not available

ZONING	PHYSICAL CHARACTERISTICS
Commercial	Undeveloped urban lot

USE	SERVICES AVAILABLE
100% land	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Commercial	Commercial	Medium

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Parking required for CBC employees and vehicles, located close to broadcasting station.	Car, foot, public transportation	18 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
None	$1,000 - $1,500/ annum*	$127,200 (1985) (BCAA)	**

ADDITIONAL INFORMATION

*Income is derived from the rental of parking spaces to private individuals.
**Included in Site #2.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 4

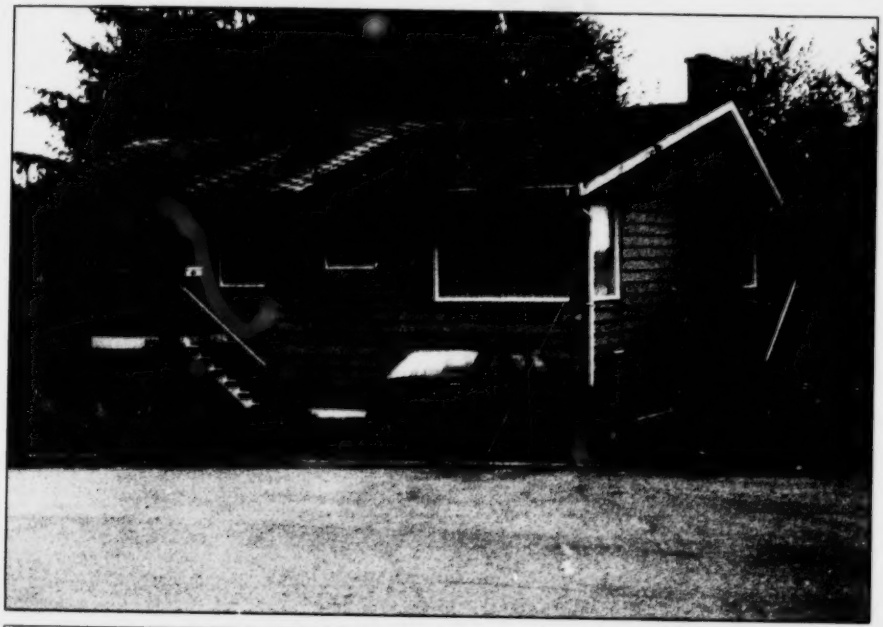
Residence
Résidence

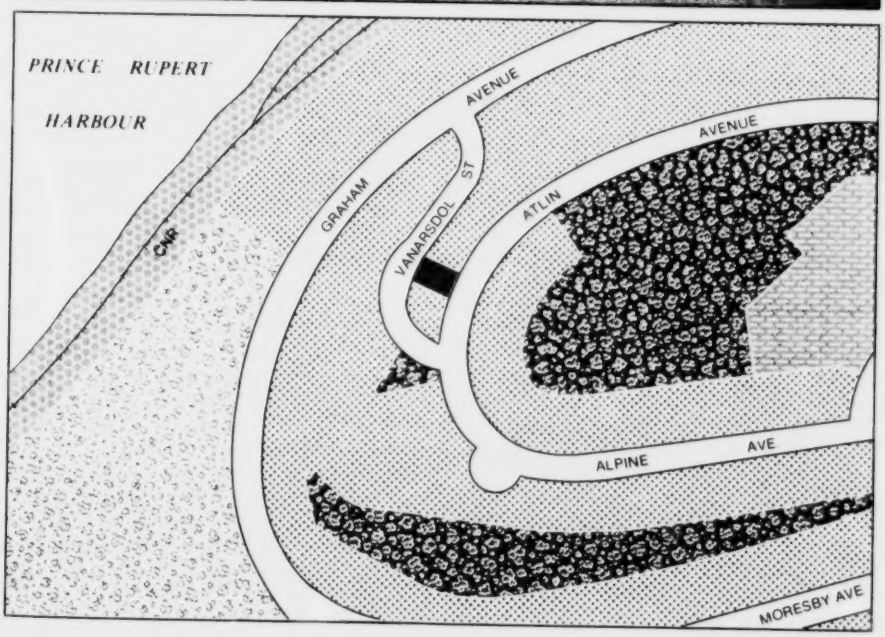
2204 Atlin Avenue, Prince Rupert
2204, avenue Atlin, Prince Rupert

OWNER PROPRIÉTAIRE
CBC / SRC

CRPI RIC
Not in the CRPI / Pas dans le RIC

STUDY YEAR / ANNÉE D'ÉTUDE
1986





Scale / Échelle 1:4800

0 48
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.06 ha (E)	Irregular	Lot 81-82, Blk. 1, Pl. 923, Sec. 2, Coast Range 5, Prince Rupert	1970(E)/Not available

ZONING	PHYSICAL CHARACTERISTICS
Residential	Serviced lot in residential subdivision

USE	SERVICES AVAILABLE
18% structure, 82% yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1 + basement	110 m^2(E)	100.00 m^2 (E)	100.00 m^2 (E)	1950(E)	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame	Rebuilt in 1979 after house fire	Good	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CBC	100 m^2	Indefinite	Residence for station manager and family	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Garage	Not available	Good	Car storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential	Residential	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Accommodation for station managers on temporary (2-3 years) assignment in Prince Rupert; close to broadcasting station	Car, foot, public transportation	On site and on street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Paid by tenant	$6,600 (1985)*	$116,450 (BCAA) (1985)	$1,189(1985)

ADDITIONAL INFORMATION

*$550 month rent

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 5

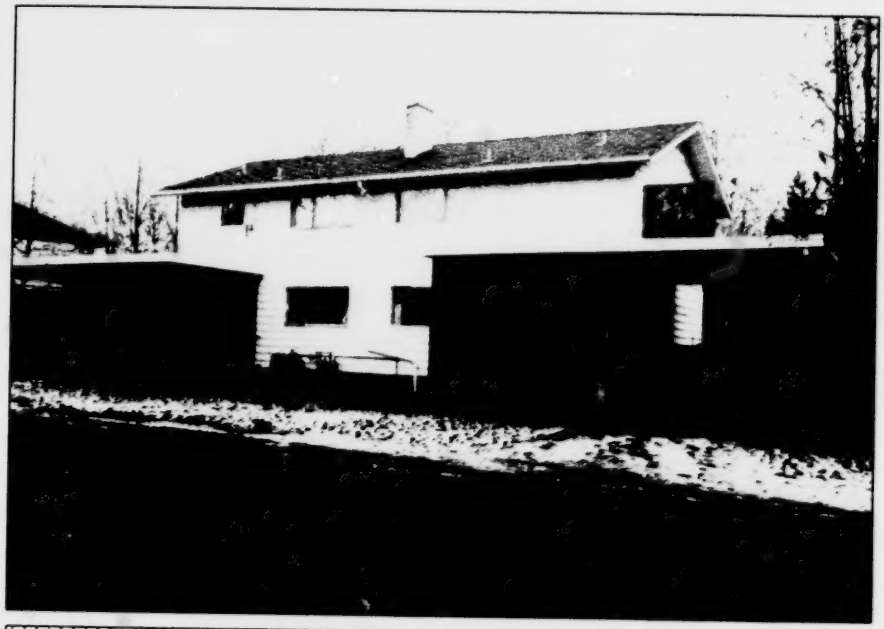
Residences
Résidences

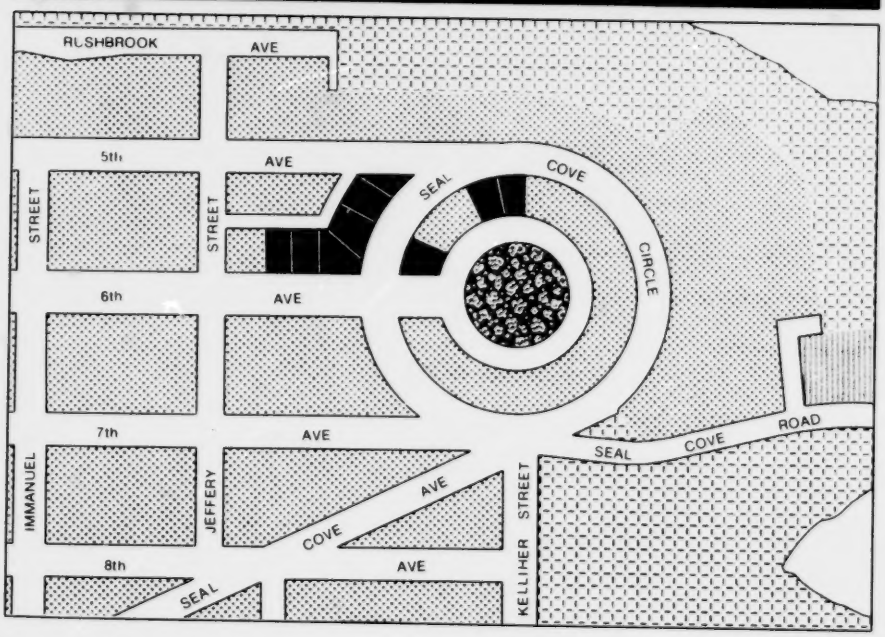
Prince Rupert

OWNER PROPRIÉTAIRE
CMHC / SCHL

CRPI RIC
Not in the CRPI / Pas dans le RIC

STUDY YEAR / ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:4800

0 48
m

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.61 ha total	Irregular	Lots G,H,I, Blk. 7, & Lots A,B,C,D,E,F, Blk. 8, Plan 4484, LD:14, Range 5	1961/not available

ZONING	PHYSICAL CHARACTERISTICS
Residential	Serviced urban lots

USE	SERVICES AVAILABLE
31% structures, 69% yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-9	2	1900.00 m^2 (E)	1750.00 m^2 (E)	1590.40 m^2	1961	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-9	Concrete foundation, wood frame construction	Replacement of kitchen and bathroom floors, bathroom renovations 1981 - 1985	Poor to good	5-20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-9	7	1750.00 m^2 (E)	6 months	Residences (2 detached, 7 duplexes)	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
16 carports	320.00 m^2 (E)	Poor to good	Car shelters

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential, Industrial	Residential, Industrial	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirement - residences will be disposed of	Vehicle, foot, public transportation	On site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Disposal of units

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$81,495 (1985)	$81,408 (1985)	$876,550 (1985) (BCAA)	$9,502 (1985)

ADDITIONAL INFORMATION

TC leased these houses for Prince Rupert airport employees until 31 March 1986. TC no longer has a requirement for this accommodation and CMHC has begun disposal activities. 4 units remain occupied by TC employees.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 6

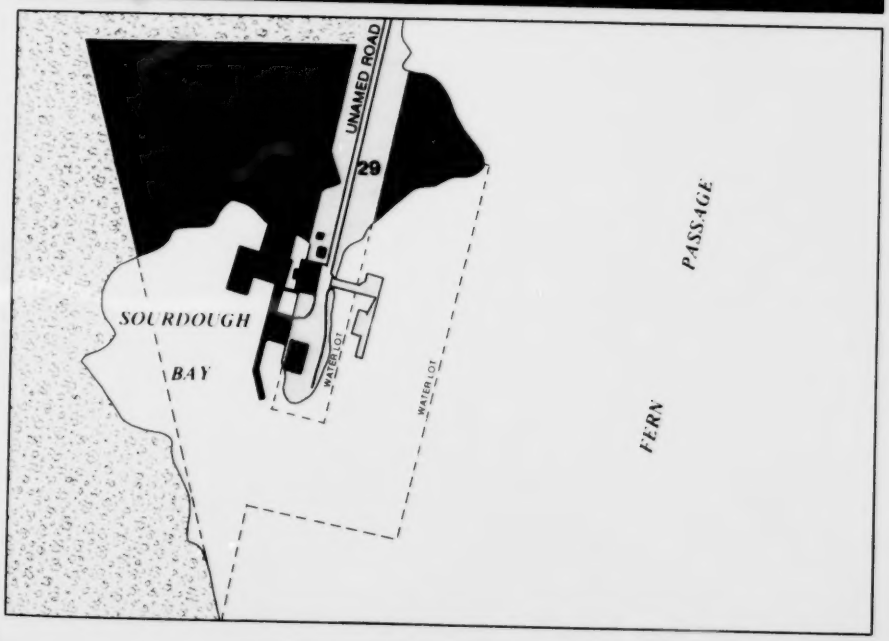
Fisheries Station
Station piscicole

Sourdough Bay, Prince Rupert
Baie Sourdough, Prince Rupert

OWNER PROPRIÉTAIRE
F&O / P&O

CRPI RIC:
5947018 021 DFO0 19296

STUDY YEAR / ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:3600

0 36
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
3.13 ha upland 2.59 water lot	Irregular	Water lot in front of Wft. blk. K & Lot 7594, Pl. 1871, Wft. Blk. K, Pr. Rupert	1940/$8,000/Provincial Crown Reserve

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Water lot and upland

USE	SERVICES AVAILABLE
5% structures, 95% water	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
See next page						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
					9

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Floating boat house	275.00 m^2 (E)	Poor	Outdoor boat repair facility
Haul out system	490.00 m^2 (E)	Excellent	Lift out boats
Wharf, floats, 4 ramps	600.00 m^2 (E)	Good	Access and moorage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial, residential, public uses	Seaplane Base, undeveloped, residential	Low

TRENDS	PLANNED CHANGE
Slow residential growth	Possible residential development on hillside, recreation trail parallel to property line

OPERATION

REQUIREMENTS	ACCESS	PARKING
Sheltered, water location in central location of fishing areas; sufficient space to accommodate requirements of various F&O branches	Boat, vehicle	On site - 12 spaces*

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Demolition of buildings 5-8 and replacement by one general storage building of 900 - 1000 m^2 planned (but not approved) for 1986 - 87

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$21,700 (1984/85)	Ø	$545,750 (1985)	$15,729 (1985)

ADDITIONAL INFORMATION

The site improvements are situated on land owned by F&O, land owned by TC, and on a Provincial Crown Reserve water lot, identified as 5947012 021 DPWO 19255.

*This parking is shared with TC - there are 12 spaces in total at Sourdough Bay for both departments.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	111.48 m^2	111.48 m^2	111.48 m^2	1985	None
2	1	220.00 m^2 (E)	220.00 m^2 (E)	220.00 m^2 (E)	1940 (E)	None
3	1	50.00 m^2 (E)	50.00 m^2 (E)	50.00 m^2 (E)	1940 (E)	None
4	2/4	880.44 m^2	807.42 m^2	729.81 m^2	1985	None
5	1	150.00 m^2 (E)	150.00 m^2 (E)	150.00 m^2 (E)	1970 (E)	None
6	1	135.00 m^2 (E)	135.00 m^2 (E)	135.00 m^2 (E)	1965 (E)	None
7	1	215.00 m^2 (E)	215.00 m^2 (E)	215.00 m^2 (E)	1965 (E)	None
8	1	55.00 m^2 (E)	55.00 m^2 (E)	55.00 m^2 (E)	1965 (E)	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Trailer	Conversion from fuel oil to natural gas for heating of all bldgs. in 1985	Excellent	25 years
2	Wood		Fair	5 years
3	Wood		Fair	5 years
4	Steel Frame		Excellent	30 years
5	Wood	None	Good	10 years
6	Wood	None	Fair	5 years
7	Wood	None	Fair	5 years
8	Wood	None	Fair	5 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	F&O	111.48 m^2	Indef.	Living quarters
2	F&O	220.00 m^2 (E)	Indef.	Storage
3	F&O	50.00 m^2 (E)	Indef.	Boat maintenance workshop
4	F&O	807.42 m^2	Indef.	Boat maintenance workshop
5	F&O	150.00 m^2 (E)	Indef.	Storage of boats, campers
6	F&O	135.00 m^2 (E)	Indef.	Equipment storage
7	F&O	215.00 m^2 (E)	Indef.	Equipment storage
8	F&O	55.00 m^2 (E)	Indef.	Equipment storage

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 7

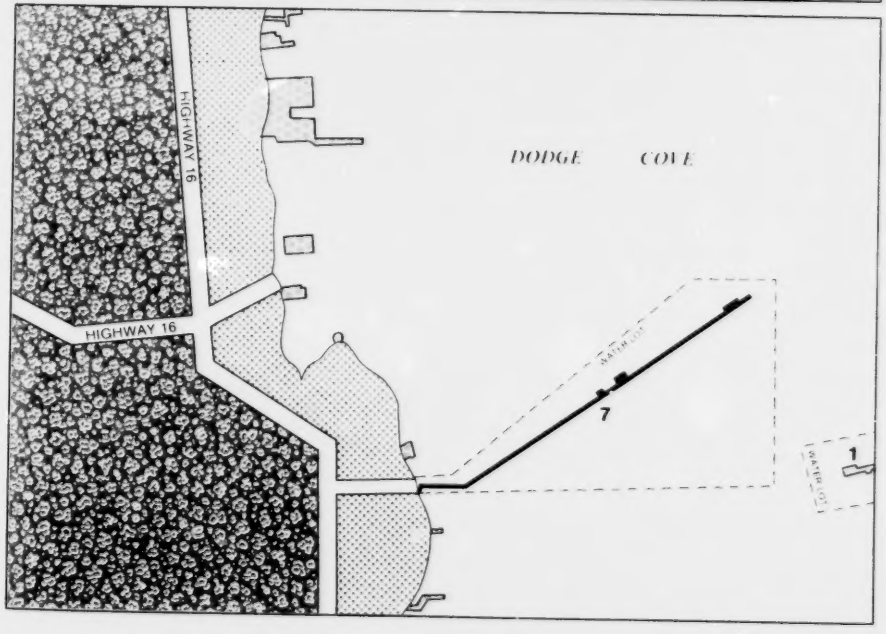
Approach and Floats
Accès et flotteurs

Dodge Cove, Digby Island
Anse Dodge, Île Digby

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
5947018 021 DEOI 19310

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:5000

0 50
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.39 ha	Irregular	Lot 7458, D.L. 1993, Range 5, Coast District, Digby Island	1982/Transferred from PCa

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
3% structures, 97% water	Electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach, gangway	315.78 m^2	Good	Small craft harbour facilities
Shed, shelter	6.62 m^2	Good	Small craft harbour facilities
5 floats	371.92 m^2	Good	Small craft harbour facilities

SURROUNDING AREA

ZONING	LAND USE	DENSITY
None	Open space, residential	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Close to village, sheltered location away from wind and wave action, services to floats	Car, boat	On road

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Upgrade wharf head in 1-2 years

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$275,372 (1984/85)*	$196,749 (1984/85)	Not assessed	None

ADDITIONAL INFORMATION

*Operating expense and income figures are for all SCH facilities in the Prince Rupert area, including: North and South Fairview Bay, Rushbrook, Cow Bay, Dodge Cove and all Port Edward facilities. Associated Associated Water Lot is CRPI 5947018 021 DF01 19300.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 8

Approach and Floats
Accès et flotteurs

Hunt Inlet, Porcher Island
Inlet Hunt, île Porcher

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPL RIC
5947018.021 DPW.0 19307

STUDY YEAR ANNÉE D'ÉTUDE
1986

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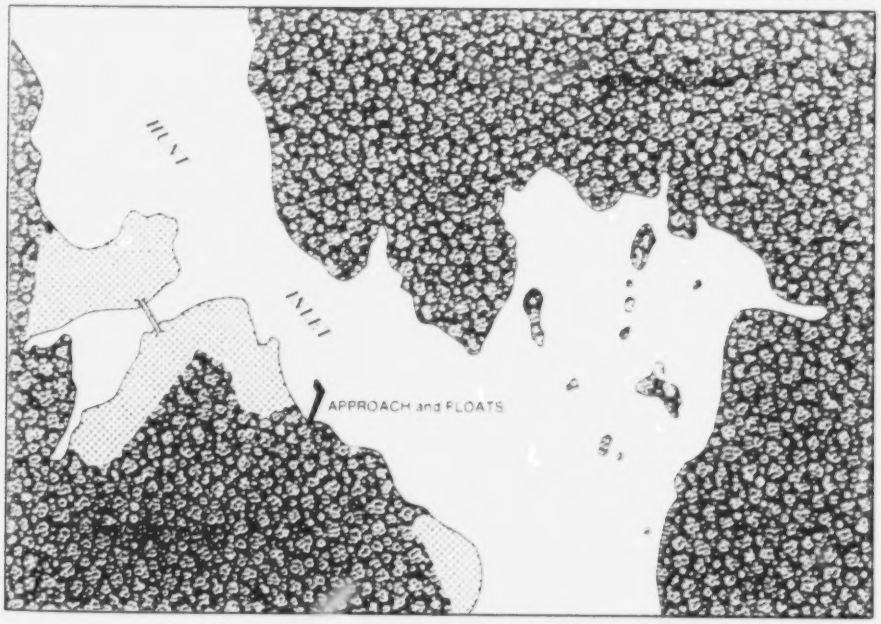

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE AND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:12000

0 120
m

PROPERTY DESCRIPTION (8) F&O - SCH APPROACH AND FLOATS - HUNTS INLET

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.15 ha	Irregular	Lot 7460, Range 5, Coast District Porcher Island	1937/Provincial Crown Reserve

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
20% structures, 80% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach, gangway	132.00 m^2	Good	Small craft mooring
Floats	104.00 m^2	Good	Small craft mooring
Shed	64.00 m^2	Good	Small craft mooring

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Undeveloped, residential	Low

TRENDS	PLANNED CHANGE
Stable area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Sheltered location, close to village	Boat, car	On road

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$0 (1984-85)	$0 (1984-85)	Not assessed	None

ADDITIONAL INFORMATION

Associated water lot is CRPI 5947018 021 DPWO 19302.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 9

Floats
Flotteurs

Oona River, Porcher Island
Rivière Oona, île Porcher

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
5947018 021 DEOI 19312.3

STUDY YEAR ANNÉE D'ÉTUDE
1986

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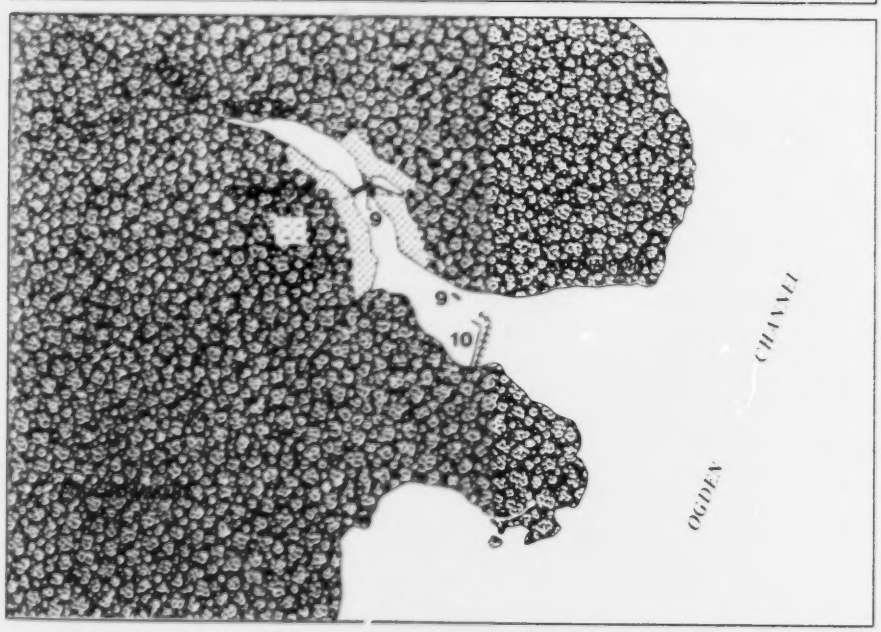

Scale Échelle 1:35,000

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.92 ha	Irregular	Lot 5939 and 5940, Range 5, Coast District, Oona River	1955/Provincial Crown Reserve

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
3% structures, 97% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
8 floats	301.86 m^2	Poor	Moorage for small crafts

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Residential	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirement - this property has been identified as surplus to F&O - SCH requirements; Lot 5940 with buoy will be retained as a navigation aid	Boat, vehicle	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Disposal

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$Ø (1984/85)	$Ø (1984/85)	Not assessed	None

ADDITIONAL INFORMATION

Associated water lots are CRPI 5947018 021 DF01 19304 and CRPI 5947018 021 DF01 19305.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 10

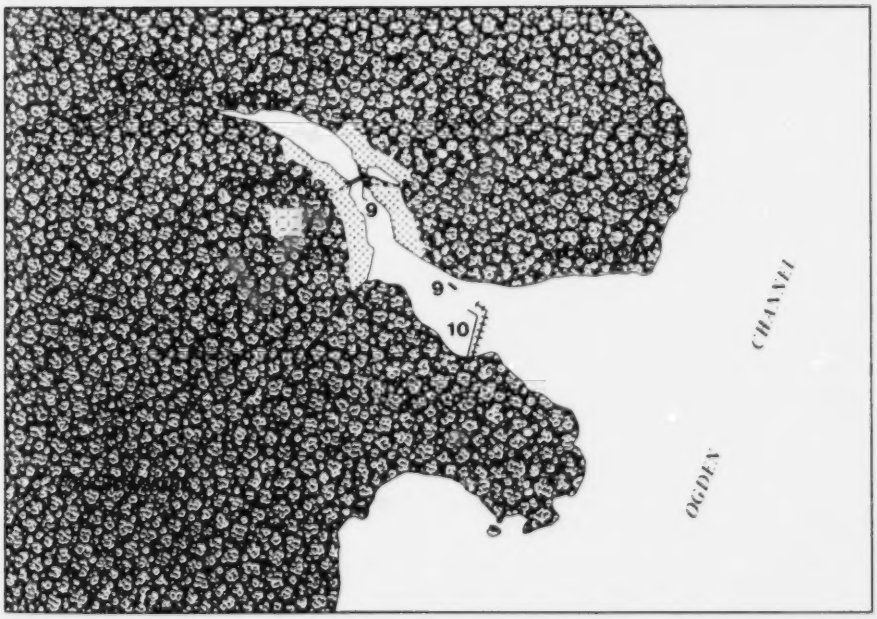
Wharf and Floats
Quai et flotteurs

Oona River, Porcher Island
Rivière Oona, île Porcher

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986



Scale Échelle 1:35,000

0 350
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
3.06 ha (E)	Irregular	Lot 1256, Range 5, Coast District	Seeking admin. and control from Province

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
6% structures, 94% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach, wharf	570.75 m^2	Good	Moorage for small crafts
3 Floats	301.40 m^2	Good	Moorage for small crafts
Rock mound breakwater	810.00 m^2	Good	Breakwater

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Residential, Industrial	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Close to village, sheltered location protected from wind, waves and strong current	Boat, car	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Dredging of channel will be undertaken in the next 1-2 years

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$Ø (1984-85)	$Ø (1984-85)	Not assessed	None

ADDITIONAL INFORMATION

Site improvements were made in 1977 for $400,000. Administration and control of the water lot for an annual fee was granted; a 60 year term and one time fee was agreed on - now awaiting Provincial confirmation and Order-in-Council.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 11

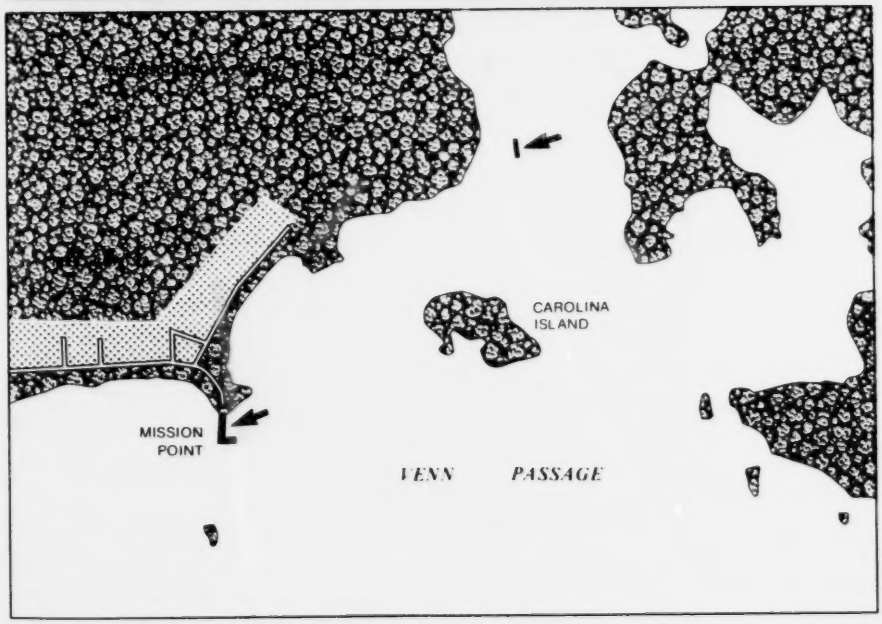
Approach and Floats
Accès et flotteurs

Metlakatla, Venn Passage
Metlakatla, Venn Passage

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
5947018 021 DFO1 19311

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale / Échelle 1:22.000

0 220
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.41 ha	Irregular	Lot 7530, Range 5, Coast District, Metlakatla	1952/Provincial Crown Reserve

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
11% structures, 89% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
3 floats	250.00 m^2 (E)	Fair	Small craft harbour facilities
Gangway,wharf,approach	190.00 m^2 (E)	Fair	Small craft harbour facilities
Shed	6.00 m^2 (E)	Fair	Small craft harbour facilities

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Indian village	Low

TRENDS	PLANNED CHANGE
Increased development in Village	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Close to village, expansion space, sheltered, protected location, vehicle access	Boat, car	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	PWC studied replacement costs, facilities and location; it was concluded that the facility be maintained up to 10 years and then replaced.

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$0 (1984-85)	$0 (1984-85)	Not assessed	None

ADDITIONAL INFORMATION

Associated water lot is CRPI 5947018 021 DF01 19303.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 12

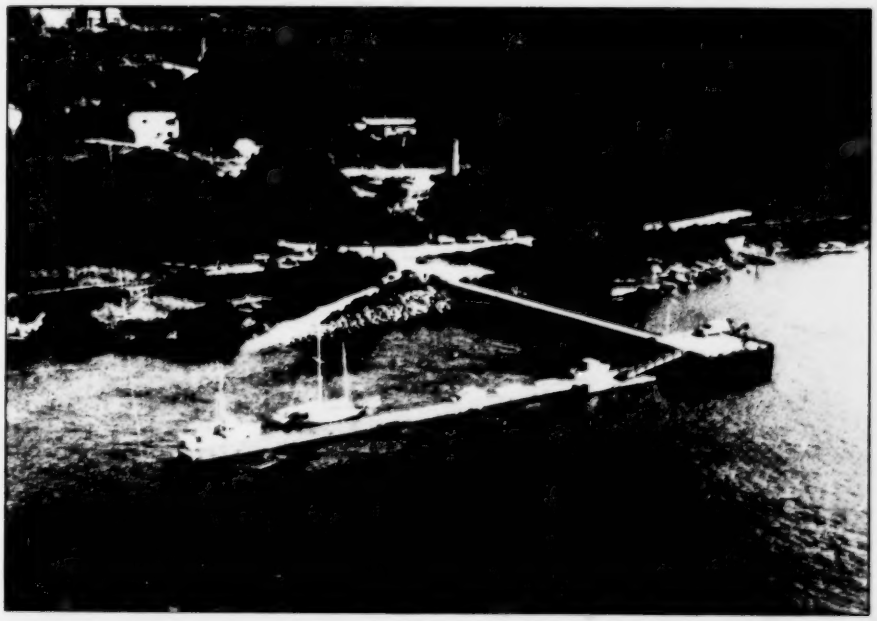
Approach and Floats
Accès et flotteurs

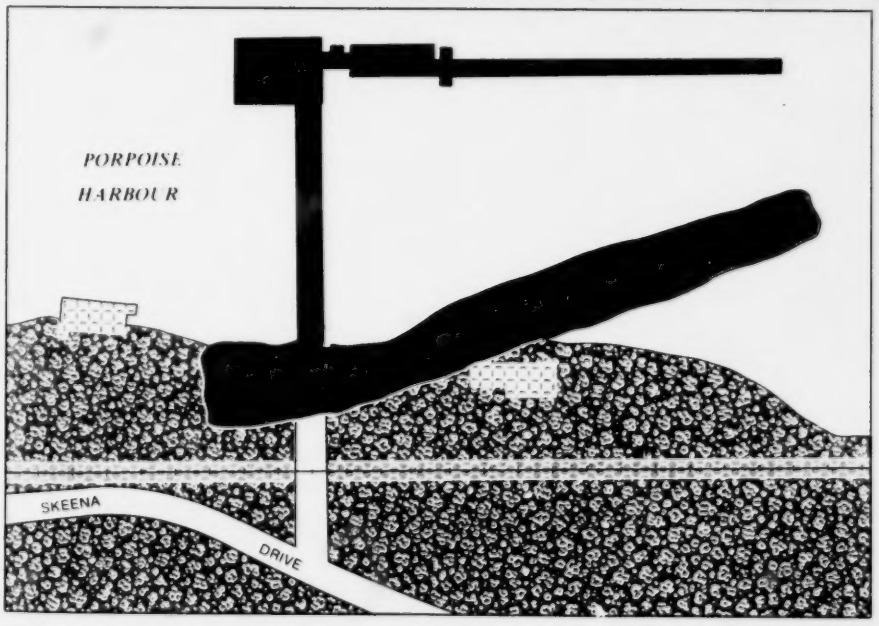
Porpoise Harbour, Port Edward
Port de Porpoise, Port Edward

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
Not in the CRPI / Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986





Scale Échelle 1:1250

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

PROPERTY DESCRIPTION (12) F&O - SCH APPROACH AND FLOATS - PORPOISE HARBOUR

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.49 ha	121.92 m x 121.92 m	Water lot fronting unsurveyed Pt. Lot 446, Rge. 5, Coast District, Port Edward	1982/Transferred from PCa

ZONING	PHYSICAL CHARACTERISTICS
Light Industrial	Flat foreshore site and water lot

USE	SERVICES AVAILABLE
9% structures, 91% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach,wharf,gangway	391.53 m^2	Good	Small craft harbour facilities
2 Floats	248.06 m^2	Good	Small craft harbour facilities
Boat launch area	703.13 m^2	Good	Small craft harbour facilities

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Light Industrial	Residential, undeveloped	Low

TRENDS	PLANNED CHANGE
Increased use of Porpoise Harbour by freight ships	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Close to village, sheltered location, services to floats, space for expansion, breakwater protection	Vehicle, boat	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Discussions underway to return site by OIC to Port Authority

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$275,372 (1984/85)*	$196,749 (1984-85)*	$33,100 (1985) (Municipal Grants Assessment)	$794 (1985)

ADDITIONAL INFORMATION

*Operating expense and income figures are for all SCH facilities in the Prince Rupert area, including: North and South Fairview Bay, Rushbrook, Cow Bay, Dodge Cove, and all Port Edward facilities.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 13

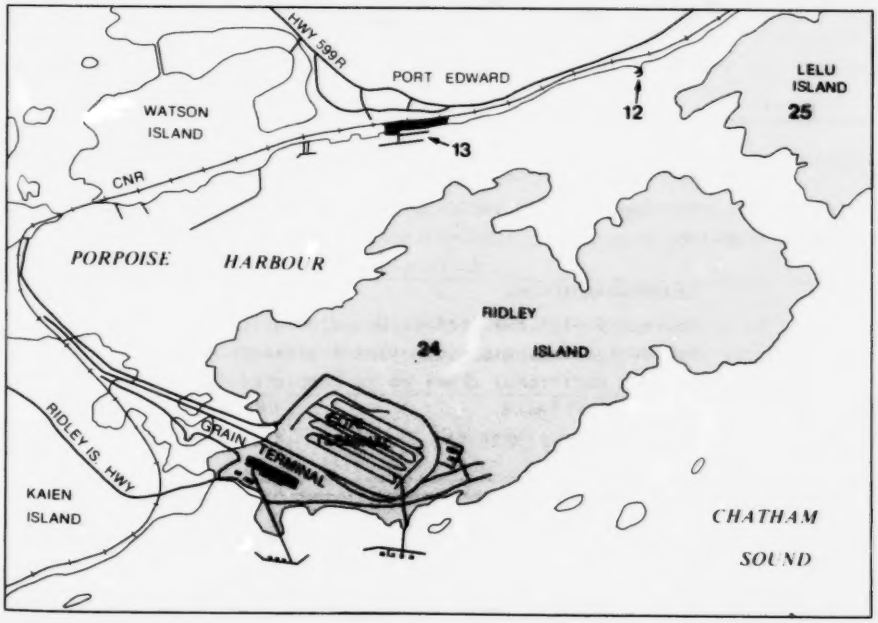
Fishing Boat Harbour
Port pour bateaux de pêche

Port Edward

OWNER PROPRIÉTAIRE
F&O (SCH) / P&O (PPB)

CRPI RIC:
5947007 021 DFO1 31357

STUDY YEAR / ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

OTHER FEDERAL PROPERTIES

AUTRES PROPRIÉTÉS FÉDÉRALES

0 400
m

Scale Échelle 1:40,000

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
10.25 ha	Irregular	See next page	1983/1984 $757,162

ZONING	PHYSICAL CHARACTERISTICS
Heavy Industrial	Water lots and upland

USE	SERVICES AVAILABLE
20% structures, 80% water	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
5	1-2	6209.00 m^2	Not available	Not available	Not available	

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
5	Various	Various	Varies	Varies

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
5	Various	Various	Various	Various	3

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
See next page			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Heavy Industiral	Industrial	Low

TRENDS	PLANNED CHANGE
Stable	Relocation of some F&O - SCH Prince Rupert facilities to Port Edward

OPERATION

REQUIREMENTS	ACCESS	PARKING
Proximity to Prince Rupert, service to floats, room for expansion, easy access, sheltered, secure location	Boat, vehicle, foot	*1

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Seine and gill net loft to be reroofed, construction of pedestrian overpass, improvement of south floats, construction of additional wharf to be completed in 1986/87

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$275,372 (1984/85) *2	$927,600 (1985) *3	$927,600 (1985) *3	$22,121 (1985) *3

ADDITIONAL INFORMATION

See next page

Waterlots: D.L. 6853, D.L. 7446, D.L. 7871, Pt. of D.L. 7870, D.L. 4476, Range 5, Coast District
Upland: Lots 1, 2 and 3, Blk. 10, Pl. 3005, Lots 1 and 2, Blk. 11, Pl. 3005, Blks, V, W, X, Y, Pl. 1038, D.L. 446, Range 5, Coast District; Lots A, B and C, D.L. 4476, Range 5, Coast District.

OTHER STRUCTURES

Type	Size	Condition	Use
Wharf under warehouse 3	905.00 m²	Fair	Fishing boat harbour facilities
Wharf under warehouse 4	514.00 m²	Fair	Fishing boat harbour facilities
Wharf apron warehouse 4	496.00 m²	Fair	Fishing boat harbour facilities
Wharf under warehouse 5	1,185.00 m²	Fair	Fishing boat harbour facilities
Wharf apron warehouse 5	401.00 m²	Fair	Fishing boat harbour facilities
Approach head	194.00 m²	Good	Fishing boat harbour facilities
Heavy vehicle approach	120.00 m²	Good	Fishing boat harbour facilities
Approach	108.00 m²	Good	Fishing boat harbour facilities
Net repair wharf	2,104.00 m²	Fair	Fishing boat harbour facilities
Pedestrian approach	15.00 m²	Good	Fishing boat harbour facilities
Pedestrian approach	15.00 m²	Good	Fishing boat harbour facilities
Seine loft wharf	449.00 m²	Fair	Fishing boat harbour facilities
Wharf under gill net loft	1,571.00 m²	Fair	Fishing boat harbour facilities
Gill net wharf	516.00 m²	Good	Fishing boat harbour facilities
Pedestrian approach	48.00 m²	Good	Fishing boat harbour facilities
Approach to gill net wharf	150.00 m²	Good	Fishing boat harbour facilities
North floats	2,416.00 m²	Good	Fishing boat harbour facilities
South floats	5,628.00 m²	Poor	Fishing boat harbour facilities

ADDITIONAL INFORMATION

*1 Numerous spaces (approx. 80) are available on site, but are intended as work areas, not parking. As this facility gets busier, the work areas will be used, and parking will be required off site. Discussions regarding development of parking areas upland are ongoing but no plans have been finalized.

*2 Operating expense and income figures are for all SCH facilities in the Prince Rupert area, including North and South Fairview Bay, Rushbrook, Cow Bay, Dodge Cove, and all Port Edward facilities. Income is derived from moorage ($124K) and leases and gear storage ($72K). Operating expenses only include travel, temporary help, administrative costs, garbage removal, hydro and water charges. Figures by individual facility are not available.

*3 Marine facilities are not assessed nor are grants in lieu of taxes paid on them. The Municipal Grants assessed value is based on (and grants are paid on) the site only.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	1098.00 m^2	Not available	Not available	Not available	None
2	2	1362.00 m^2	Not available	Not available	Not available	None
3	2	1278.00 m^2	Not available	Not available	Not available	None
4	2	900.00 m^2	Not available	Not available	Not available	None
5	2	1571.00 m^2	Not available	Not available	Not available	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Wood frame	Reroofing,	Good	30 years
2	Wood frame	siding,	Good	30 years
3	Wood frame	installation of	Good	30 years
4	Steel frame	new electrical	Good	35 years
5	Timber frame	system	Fair	5 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	B.C. Packers, Individual fishermen	Not available	Variable on all bldgs: lockers on 5 yr. lease renewed annually cubicles leased monthly.	Warehouse #3
2	Individual fishermen	Not available		Warehouse #4
3	Northern Native Fishing Corp., individual fishermen	Not available		Warehouse #5
4	Individual fishermen	Not available		Seine Loft
5	Individual fishermen	Not available		Gill Net Loft

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 14

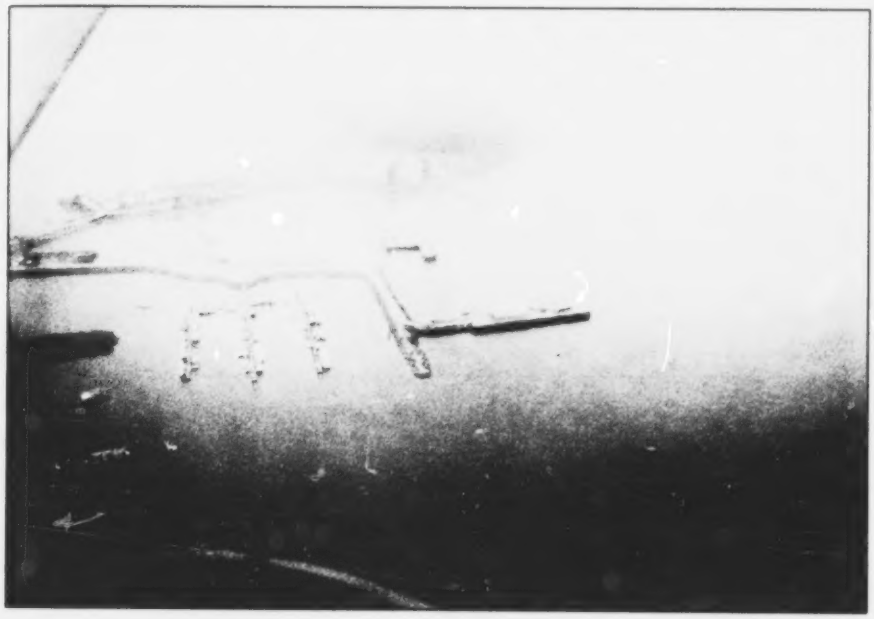
Approach and Floats
Accès et flotteurs

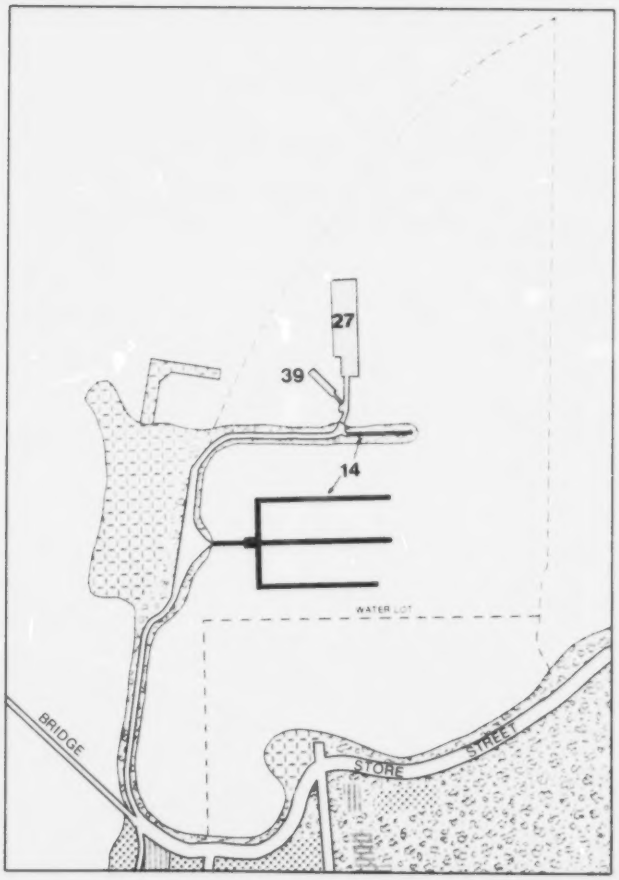
Port Simpson

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
5947018 021 DFO1 19316.7

STUDY YEAR ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

0 35
m

Scale Échelle 1:3500

PROPERTY DESCRIPTION (14) F&O - SCH APPROACH AND FLOATS - PORT SIMPSON

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
11.47 ha (E)	Irregular	Lot 1 of Pl. 1371, Lot 1 of Pl. 5313, Rge. 5, Coast District, Port Simpson	1924/$1 1968/$750

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
1% structures, 99% water	Water, electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach, gangway	38.91 m^2	Good	Small craft harbour
12 Floats	1019.70 m^2	Good	Small craft harbour
Breakwater	54.86 m^2	Good	Small craft harbour

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Fishing cooperative, residential, commercial	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Close to village, sheltered location, expansion space, services to floats	Boat, car	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Power and water services to be upgraded in 1987/88

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$0 (1984-85)	$0 (1984-85)	$38,250 (1985)	$507 (1985)

ADDITIONAL INFORMATION

Site also accommodates PWC Wharf (Site #27) and TC Seaplane Float (Site #39).
Associated water lot is CRPI 5947018 021 DFOI 19317.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 15

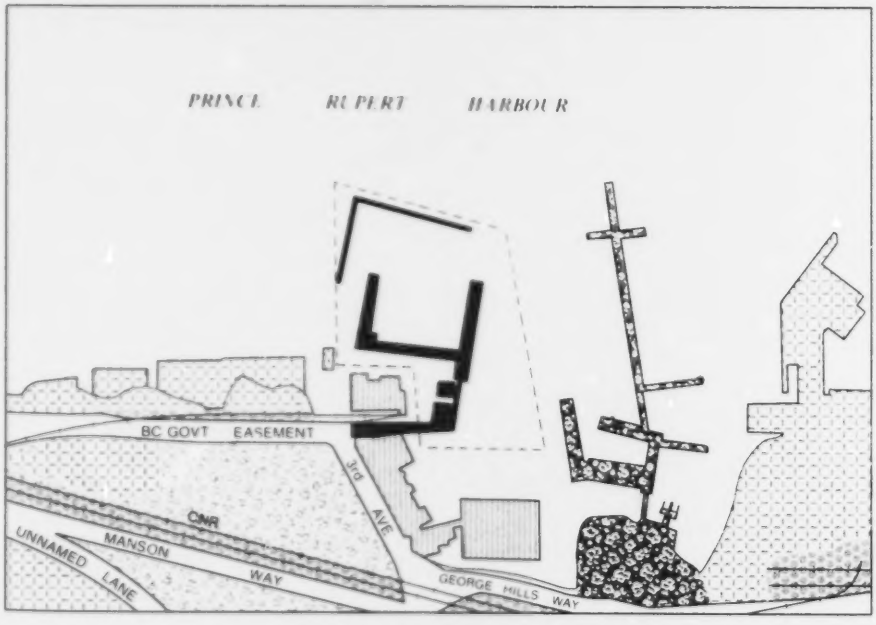
Wharf and Floats
Quai et flotteurs

Cow Bay, Prince Rupert
Baie Cow, Prince Rupert

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
5947018 021 DPW0 19301.9

STUDY YEAR ANNÉE D'ÉTUDE
1986



Scale Échelle 1:2500

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.44 ha	Irregular	L. 251, Wf. Blk. F, Pl. 923, and L. 22, Wf. Blk. F, Pl. 3551, Prince Rupert	1981: Trans from PCa 1957: $4,000

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Water lot and upland

USE	SERVICES AVAILABLE
15% structures, 85% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Gangway, wharf, approach	241.60 m^2	Good	Small craft mooring facilities
3 Floats	364.61 m^2	Fair	Small craft mooring facilities
Log bundle breakwater	73.20 m^2	Good	Breakwater

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Fish processing, marine services, transportation (CN Rail)	Low

TRENDS	PLANNED CHANGE
Increased marine traffic	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Room to expand, vehicle access, upland parking, services to floats	Boat, car	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
*$275,372 (1984/85)	*$196,749 (1984/85)	$57,950 (1984) (Municipal Grants assessment)	$1,670 (1984)

ADDITIONAL INFORMATION

*Operating expense and income figures are of all SCH facilities in the Prince Rupert area, including North and South Fairview Bay, Rushbrook, Cow Bay, Dodge Cove and all Port Edward facilities.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 16

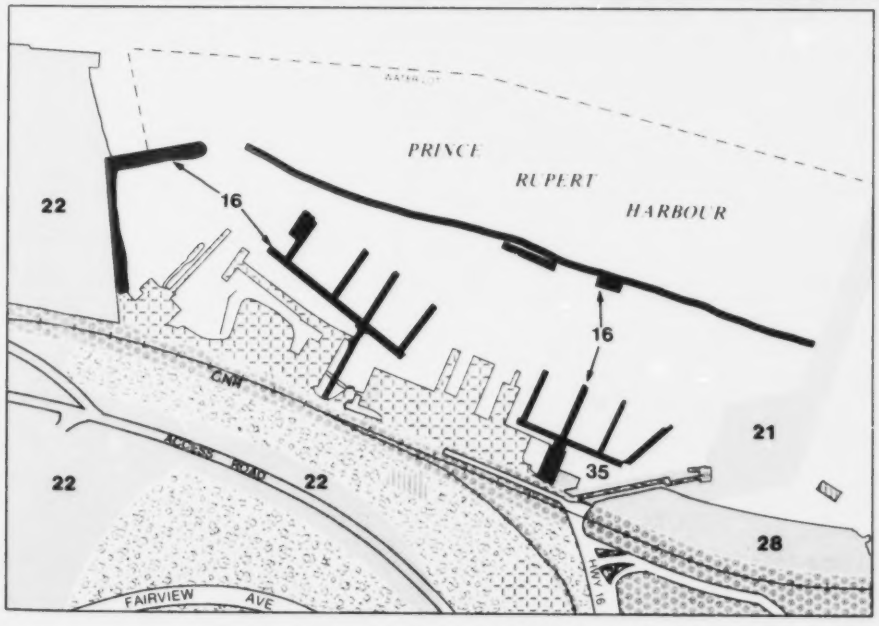
Boat Harbour
Port

Fairview Bay, Prince Rupert
Baie Fairview, Prince Rupert

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986



Scale Échelle 1:6300

0 63
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

PROPERTY DESCRIPTION (16) F&O - SCH BOAT HARBOUR - NORTH AND SOUTH FAIRVIEW BAY

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
13.76 ha	Irregular	Water lots in front of waterfront Blk. A and Blk. B, Plan 1161, Prince Rupert	1982/transferred from PCa

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Water lots next to ferry terminal

USE	SERVICES AVAILABLE
5% structures, 95% water	Water, power, lighting, garbage pickup

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	22.10 m^2	20.00 m^2 (E)	20.00 m^2 (E)	Not available	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
	Aluminum trailer	None	Good	5 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	F&O - SCH	20.00 m^2 (E)	Indefinite	Office	1

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
South harbour facilities	1562.97 m^2	Good	Harbour facilities
North harbour facilities	1532.25 m^2	Good	Harbour facilities
2 Breakwaters,31 anchors	3256.36 m^2	Good	Harbour facilities

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Industrial, transportation	Medium

TRENDS	PLANNED CHANGE
Increasing use of area by pleasure craft	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Close to city, sheltered location, services to floats expansion space, parking space	Boat, vehicle	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Discussions with adjacent land owners underway to solve parking problem

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$275,372 (1984-85)*	$196,749 (1984-85)*	Not assessed	None

ADDITIONAL INFORMATION

*Operating expense and income figures are for all SCH facilities in the Prince Rupert area, including North and South Fairview Bay, Rushbrook, Cow Bay, Dodge Cove and all Port Edward facilities.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 17

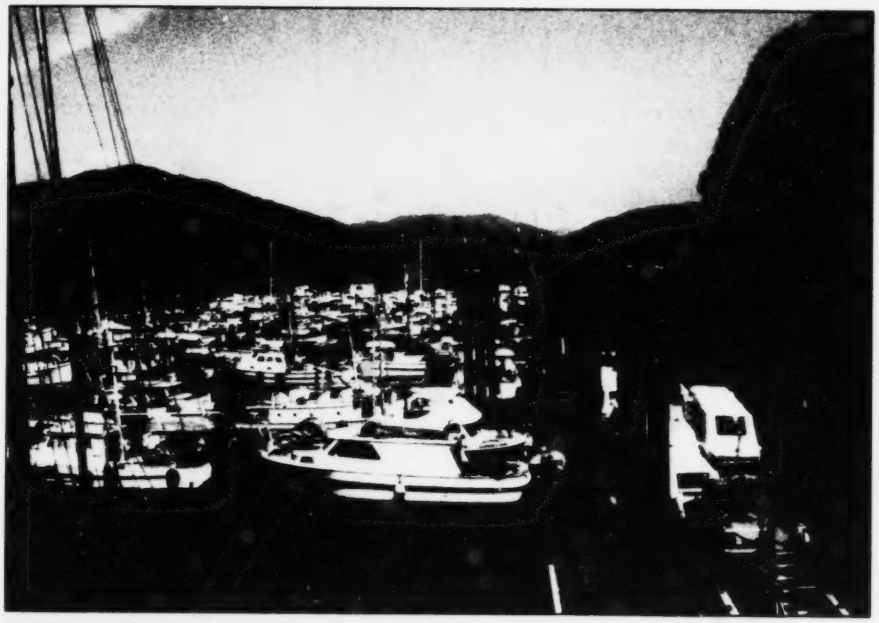
Rushbrook Floats
Flotteurs de Rushbrook

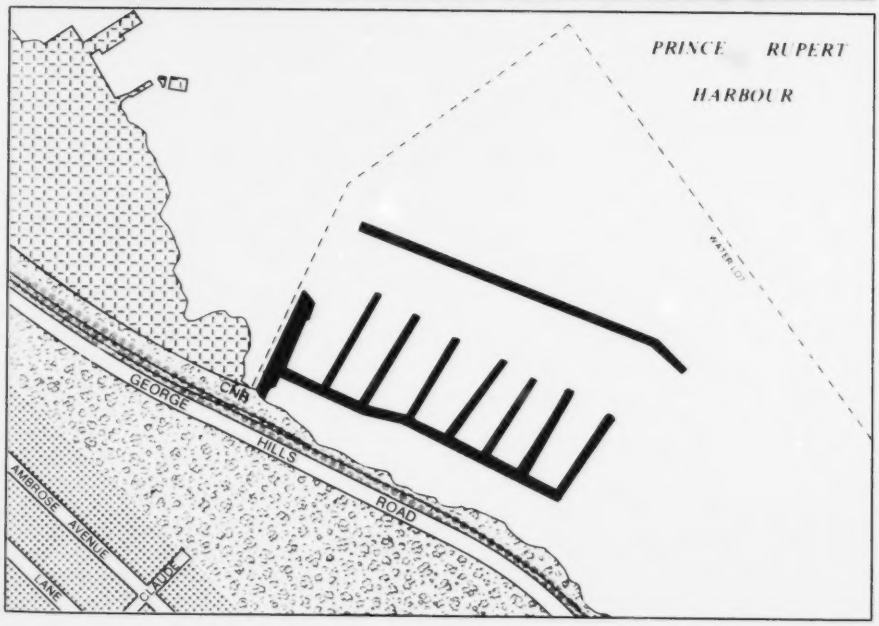
Prince Rupert

OWNER PROPRIÉTAIRE
F&O (SCH) P&O (PPB)

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:5000

0 50
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
22.98 ha	Irregular	Part of Waterfront Blk. 'G', Plan 1161 Prince Rupert	1982/transferred from PCa - leased site

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Water lot

USE	SERVICES AVAILABLE
2% structure, 98% water	Water, garbage

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	4.50 m^2	4.00 m^2 (E)	4.00 m^2 (E)	Not available	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Atco Trailer	None	Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	F&O-SCH	4.00 m^2 (E)	Indefinite	Small office for harbour attendant	1

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
12 floats, approach	3810.81 m^2	Good	Small craft harbour facilities
Wharf	185.78 m^2	Unsafe-closed	Not in use
Breakwater	1170.45 M^2	Poor	Breakwater

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Steep rock cliffs, cannery, rail line, warehousing	Low

TRENDS	PLANNED CHANGE
More fishing boats in area due to new fish plant on adjacent property	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Close to city, sheltered location, expansion space, parking, services to floats	Boat, car	On nearby street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$275,372 (1984-85)*	$196,749 (1984-85)*	Not assessed	None

ADDITIONAL INFORMATION

*Operating expense and income figures are for all SCH facilities in the Prince Rupert area, including North and South Fairview Bay, Rushbrook, Cow Bay, Dodge Cove and all Port Edward facilities.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 18

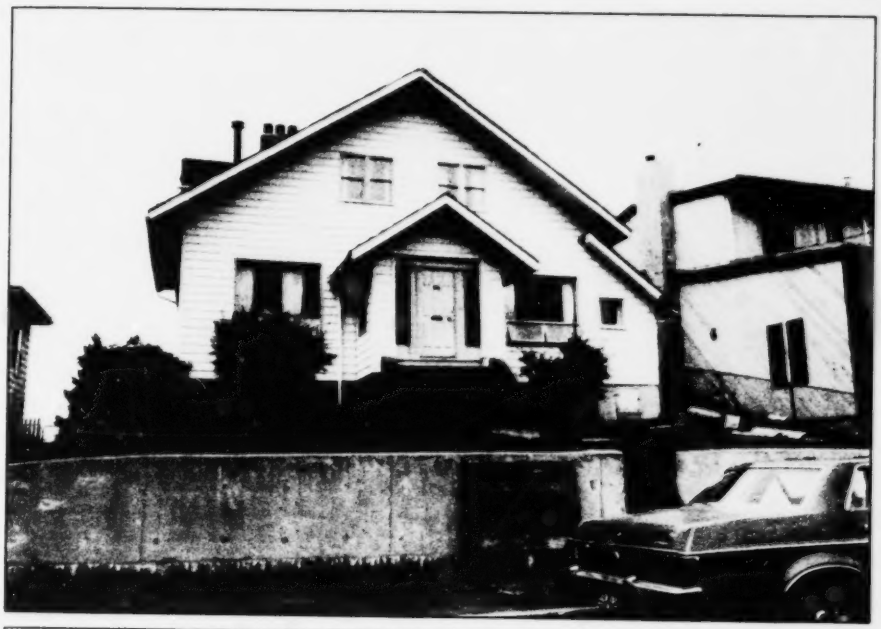
Residence
Résidence

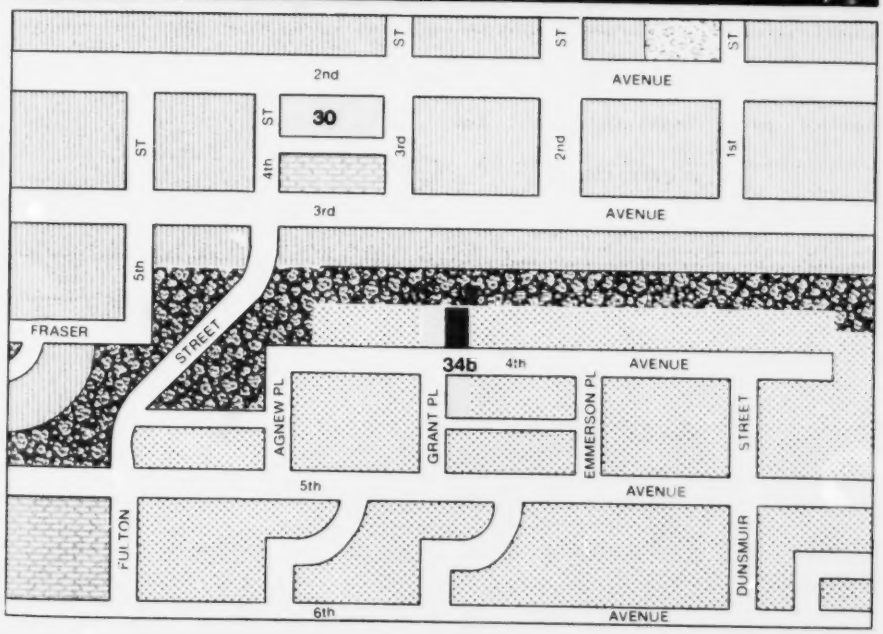
346 4th Avenue West, Prince Rupert
346, 4ième avenue Ouest, Prince Rupert

OWNER PROPRIÉTAIRE
HWC SBSC

CRPI RIC
5947012 021 NHW0 19284

STUDY YEAR ANNÉE D'ÉTUDE
1986





Scale Échelle 1:4800

0 48
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.06 ha	19.05 m x 30.48 m	Lot 1, Blk 1, Section 5, Plan 8864, Prince Rupert	1950/$8,000

ZONING	PHYSICAL CHARACTERISTICS
Residential	Well maintained residential district on a hill overlooking city, lot backs onto deep ravine

USE	SERVICES AVAILABLE
37% structures, 63% land	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2 + basement	390.18 m^2	Not available	Not available	1975/$60,000	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood		Good	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	HMC-Medical Services Branch	390.18 m^2	Indefinite	Residence for employee and family	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Garage	20.90 m^2	Good	Car shelter

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential, public parks, core commercial	Residential, park, commercial	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central, accessible location	Car, foot	On site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$2,652 (1984/85)	$4,980 (1984/85)*	$136,250 (1985)**	$1,476 (1985)

ADDITIONAL INFORMATION

* Gross income based on full occupancy and rent of $415 mo. Rents revised Aug. 1/85 to $434 month.
**Current value is Municipal Grants Assessment.
Property was identified as surplus to requirements in Sept. 1985; withdrawn Dec. 1985.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 19

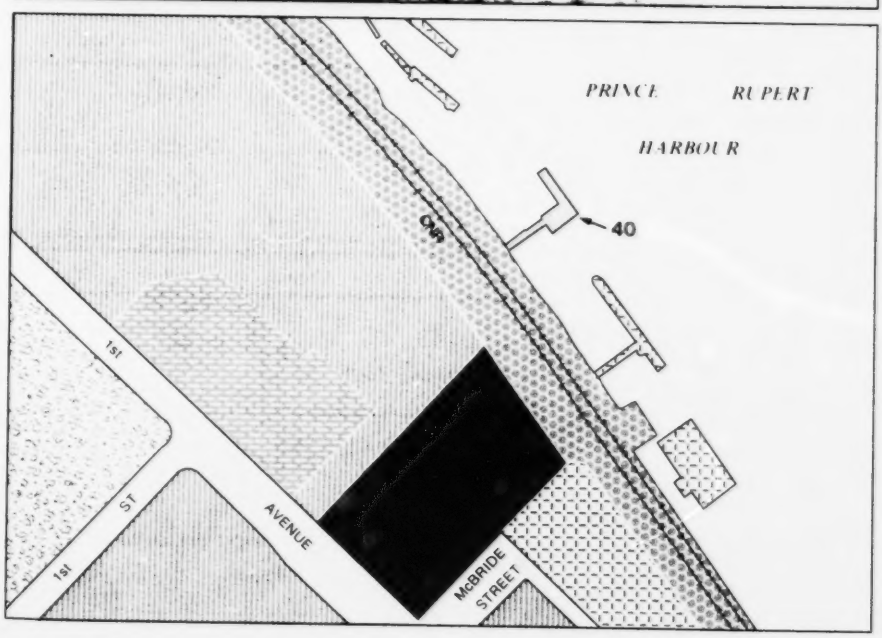
Cultural Centre Site
Emplacement pour un centre culturel

1st Avenue, Prince Rupert
1ere avenue, Prince Rupert

OWNER PROPRIÉTAIRE
INAC AINC

CRPI RIC
5947012 021 IAN3 19264

STUDY YEAR ANNÉE D'ÉTUDE
1986



Scale Échelle 1:2500

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.41 ha	56.00 m x 74.00 m	Lot 3, Block 3, Wft. Blk. E., Pl. 2028 Coast Range 5, Prince Rupert	1965/Not available

ZONING	PHYSICAL CHARACTERISTICS
Institutional, civic uses	Undeveloped lot with severe grade on north-west side of site

USE	SERVICES AVAILABLE
100% land	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Core commercial	Commercial, institutional	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Convenient location for service area population	Car, public transportation, foot	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
None	$1/year	$252,500 (1985) (BCAA)	None

ADDITIONAL INFORMATION

Property taxes are paid by the North Coast Tribal Council who lease the site from INAC for $1/annum.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 20

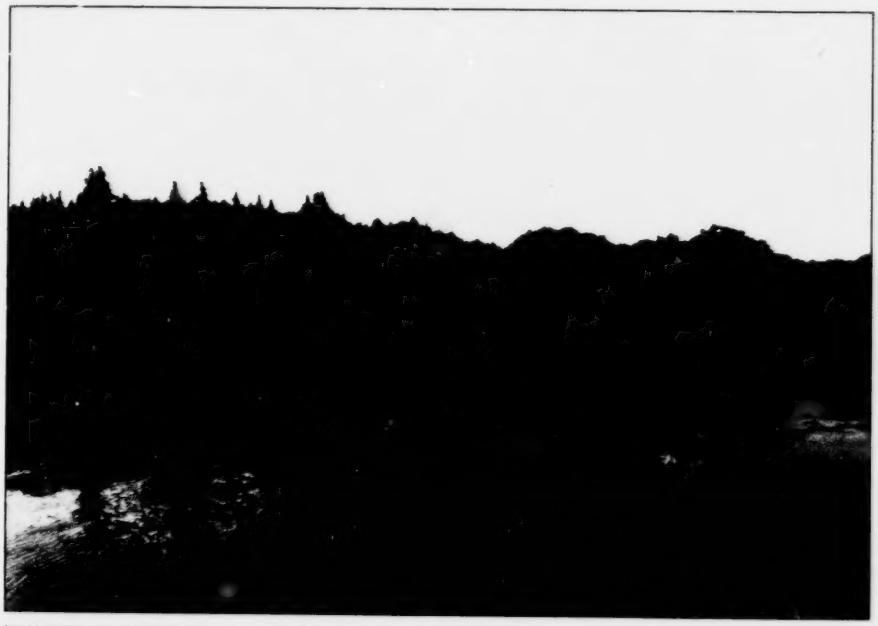
Digby Ferry Dock
Quai du traversier de Digby

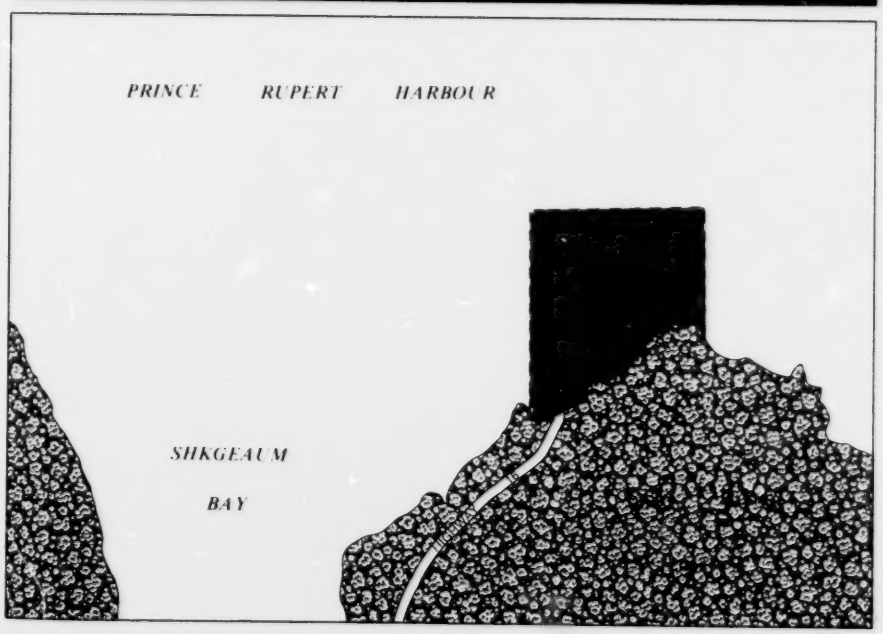
Digby Island
Île Digby

OWNER PROPRIÉTAIRE
PCa PCa

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986





Scale Échelle 1:5000

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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.48 ha (E)	Irregular	District Lot 7714, fronting Duvernet Point, Digby Island	1972/Ø

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
5% structures, 95% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
Ø						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach trestle	1008.00 m^2 (E)	Fair	Approach
Steel Ramp	80.00 m^2 (E)	Fair	Approach
Apron	180.00 m^2 (E)	Fair	Mooring

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Undeveloped land, water	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Deep water location accessible to airport	Boat, vehicle	None required

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	To construct a new dock adjacent to existing facility in 1-2 years

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$50,000 annual average	$6,000 annual average	Not assessed	Not claimed

ADDITIONAL INFORMATION

The dock is used by buses transporting passengers to and from Prince Rupert and the airport on nearby Digby Island.

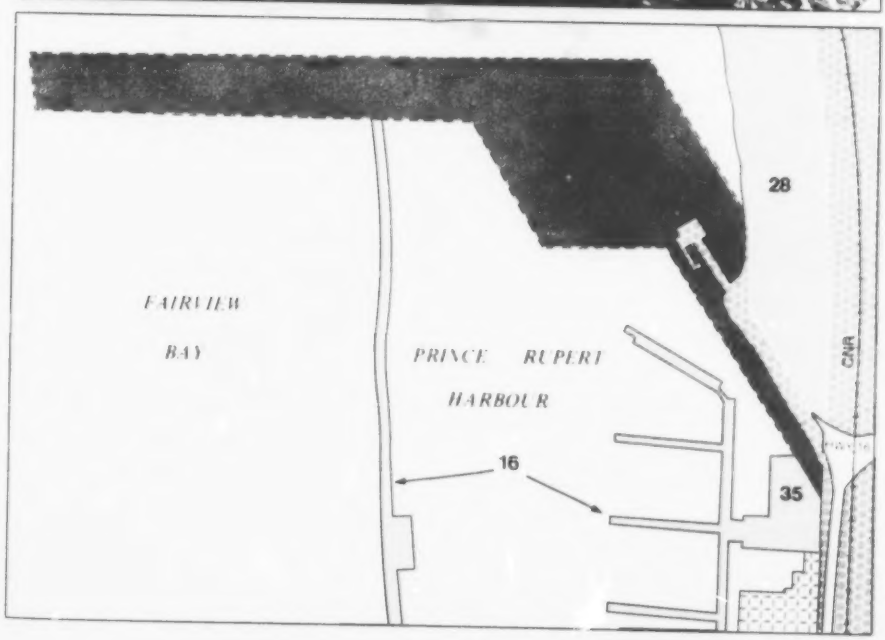
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 21

Airport Ferry Slip Waterlot
Lot d'eau — cale de traversier (aéroport)

Fairview Bay, Prince Rupert
Baie Fairview, Prince Rupert

OWNER PROPRIÉTAIRE PCa PCa
CRPI RIC Not in the CRPI Pas dans le RIC
STUDY YEAR ANNÉE D'ÉTUDE 1986



Scale Échelle 1:3000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

PROPERTY DESCRIPTION (21) PCa PRINCE RUPERT - AIRPORT FERRY SLIP WATERLOT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.85 ha water lot	Irregular	Lot 'A' waterfront Blk. B, Plan 923, Prince Rupert	1972/$0

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
1% structures, 99% water	Electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Industrial	Low

TRENDS	PLANNED CHANGE
Increasing marine traffic	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Deep water dock in a location central to Prince Rupert	Vehicle, foot, boat	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$0	Not available	$669,500 (1985 BCAA)	$0

ADDITIONAL INFORMATION

The City of Prince Rupert owns the docking facility and pays operating expenses and taxes. The water lot is owned by the Port of Prince Rupert Corporation; income from the lease is confidential information.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 22

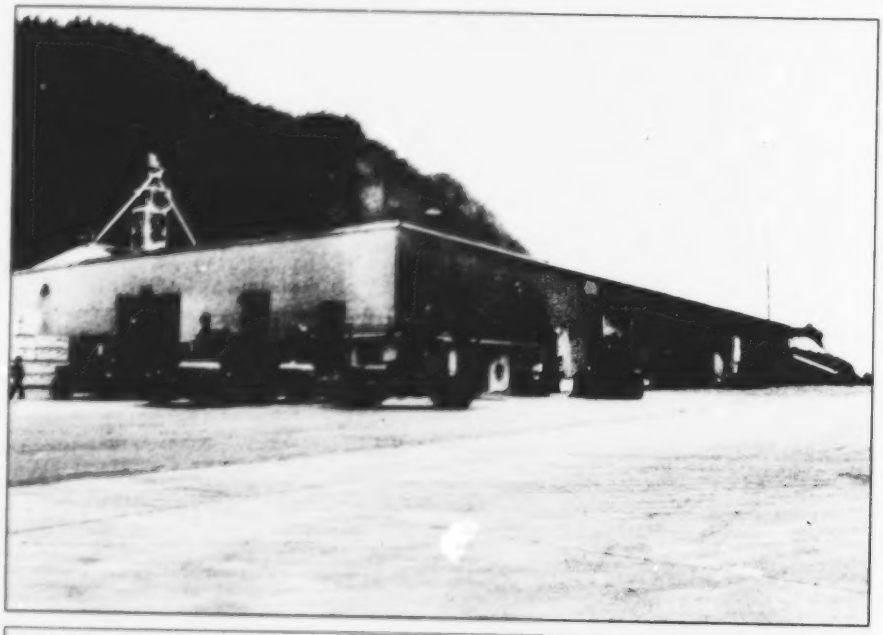
Fairview Land, Terminal and Access
Terrain Fairview, gare maritime et accès

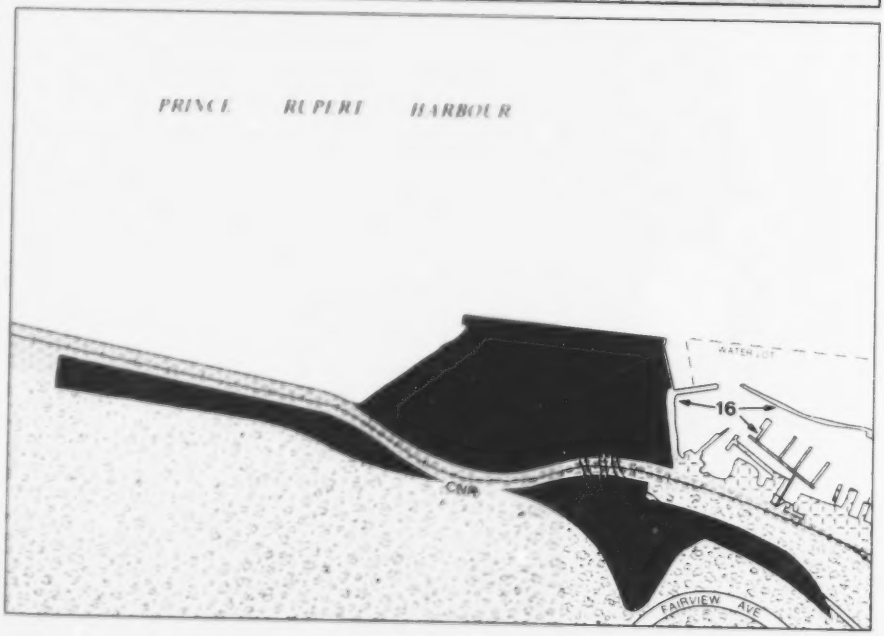
Prince Rupert Harbour
Port de Prince Rupert

OWNER PROPRIÉTAIRE
PCa / PCa

CRPI RIC
5947012 021 PCO0 19277, 78, 79, 80

STUDY YEAR ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale / Échelle 1:9500

0 95
m

PROPERTY DESCRIPTION (22) PCa FAIRVIEW LAND, TERMINAL AND ACCESS - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
30.00 ha (E)	Irregular	Pt.Blk.12, PL.1617, L.1, Pl.8795, Wft. Blk.A,"B", Pcl.1, Pl.7946, Prince Rupert	1972/Ø

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Water lot, landfill upland, road

USE	SERVICES AVAILABLE
2% structures, 98% land	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-4	1	5786.00 m^2	5400.00 m^2 (E)	5200.00 m^2 (E)	1975-1979/ $24,292,000	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-4	Wood, metal sheeting	None	Good	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-4	PCa	5400.00 m^2 (E)	Indefinite	Cargo handling facility	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Diptank	Not available	Good	Lumber dipping

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Industrial, undeveloped	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Deep water location, rail access, large surface storage areas	Vehicle, boat	On site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Not available	$21,561,600 (1985) BCAA	$237,200 (1985)

ADDITIONAL INFORMATION

The cost of construction includes the cost of the extensive landfilling required to create the site. Most of the building space is leased to private companies who pay portions of the taxes. PCa owns the site and structures, and contracts the operation of the facility out to a private company.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 23

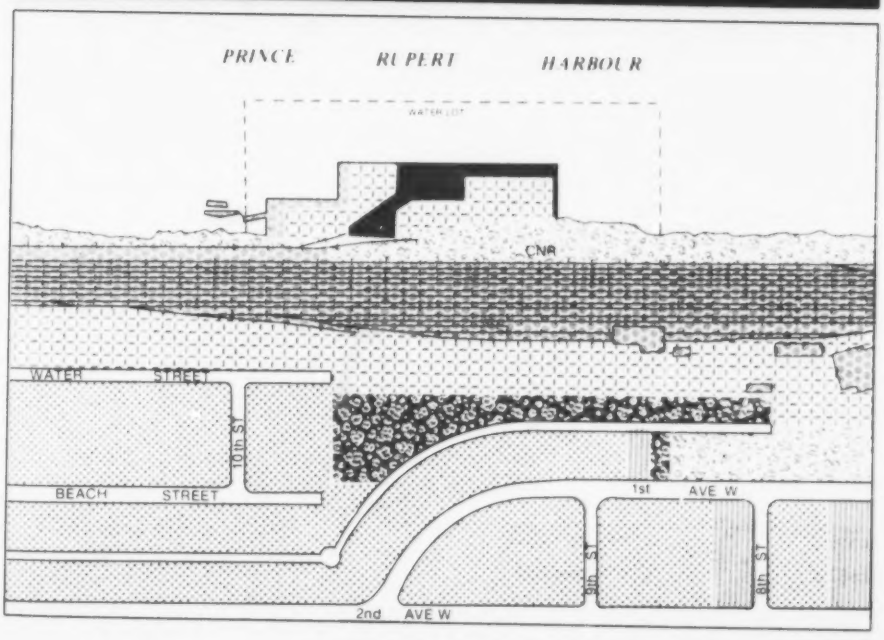
Ocean Dock
Jetée Ocean

Prince Rupert Harbour
Port de Prince Rupert

OWNER PROPRIÉTAIRE
PCa PCa

CRPE RIC
5947012 021 PCO0 19272

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:5000

0 50
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.98 ha	Irregular	Pt. waterfront Blk 'E', Plan 1161, D.L. 251, Prince Rupert	Site leased from CN

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Upland adjacent to deep water lot

USE	SERVICES AVAILABLE
5% structures, 95% water	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Heavy dock	1579.35 m^2	Good	Cruise ship and loading dock

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Rail lines, grain terminals, CN station	Low

TRENDS	PLANNED CHANGE
Stable industrial area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Deep water location, close to Prince Rupert, services to site, good vehicle access	Rail, vehicle, foot	2-3 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$35,000/average*	Not available	Not assessed	$12,000 (1985) (E)

ADDITIONAL INFORMATION

*Covers routine maintenance.
The details of the lease with CN are confidential.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 24

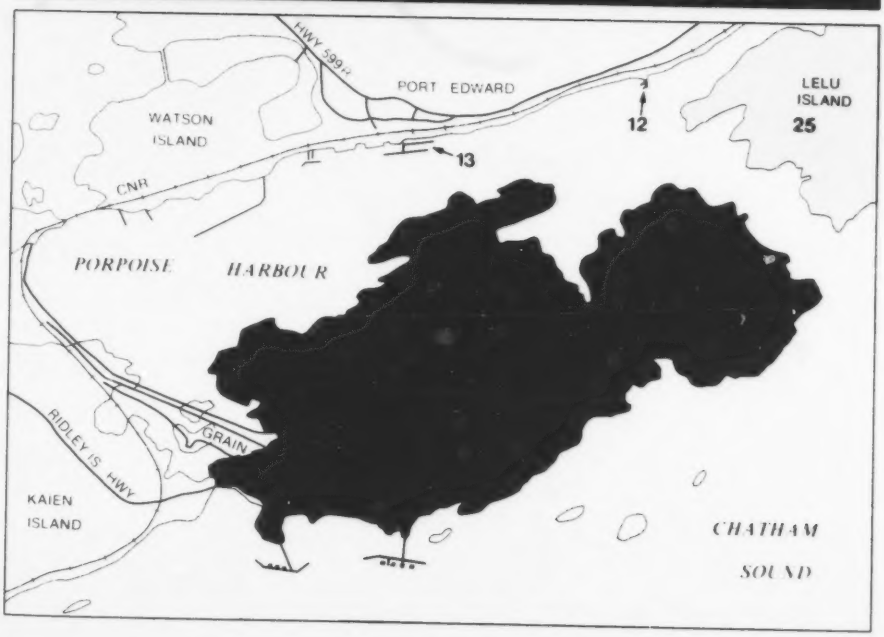
Ridley Island Port Facility
Installations portuaires de l'île Ridley

Ridley Island
Île Ridley

OWNER PROPRIÉTAIRE
PCa PCa

CRPI RIC
5947012 021 PCO0 19269, 29901

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND — PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

OTHER FEDERAL PROPERTIES — AUTRES PROPRIÉTÉS FÉDÉRALES

Scale Échelle 1:40,000

0 400
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
458.73 ha	Irregular	DL 6535, DL 447, Ridley Island, Range 5, Coast District	1972/Ø 1981/$90,000

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Landfilled area, railway embankment, relatively flat site, industrial development at northern end of island

USE	SERVICES AVAILABLE
13% developed: transportation, grain/coal handling facilities; 87% undeveloped	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Terminals, coal storage, water, rail	Low

TRENDS	PLANNED CHANGE
Stable	Slow expansion of facilities

OPERATION

REQUIREMENTS	ACCESS	PARKING
Rail access, deep water location, close to Prince Rupert	Vehicle, rail, ship	Large lots on site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	Continued development of site by private sector

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Ø	Not available	$7,499,700 (1985 BCAA)	$128,000 (1985)

ADDITIONAL INFORMATION

The site includes the 5.48 ha railway embankment purchased from the Province in 1981. Operating expenses and taxes are paid by lessor. The lease is a commercial lease, the details of which the Port Corporation wishes to keep confidential.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

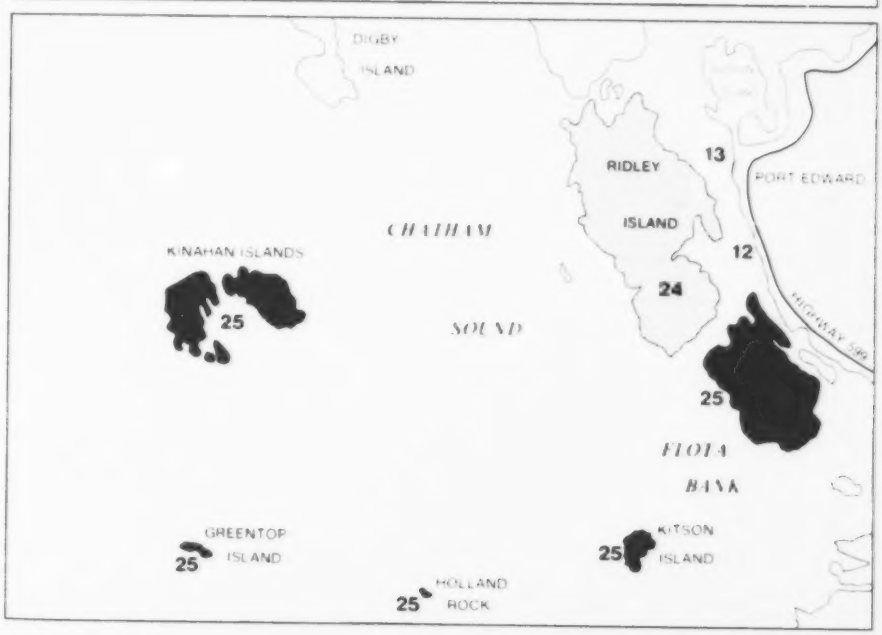
Site 25

Greentop, Holland, Kinahan and Lelu Islands
Îles Greentop, Holland, Kinahan et Lelu

Prince Rupert Area
Région de Prince Rupert

OWNER PROPRIÉTAIRE
PCa PCa
CRPI RIC
See text Voir texte
STUDY YEAR ANNÉE D'ÉTUDE
1986

photo not available/photographie non disponible



Scale Échelle 1:90,000

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
16.71 ha	Irregular	DL 6413, Range 5, Coast District	1972/Ø

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Undeveloped island

USE	SERVICES AVAILABLE
100% land	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Water	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirement	Boat - no wharf	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Ø	Ø	Not assessed	Not claimed

ADDITIONAL INFORMATION

These islands fall within Ports Canada - Prince Rupert Port Authority jurisdiction. They are identified by CRPI No. 5947012 021 PCCO 19267.

PROPERTY DESCRIPTION (25-B) Pca - KINAHAN ISLANDS

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
106.84 ha	Irregular	Range 5, Coast District	1972/Ø

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Undeveloped Island

USE	SERVICES AVAILABLE
100% land	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Water	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirement	Boat	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Ø	Ø	Not assessed	Not claimed

ADDITIONAL INFORMATION

The Kinahan Islands fall within Ports Canada - Prince Rupert Port Authority jurisdiction. They are identified by CRPI No. 5947012 021 PCCO 19268 and include Kitson Islands.

PROPERTY DESCRIPTION (25-C) PCa - LELU ISLAND

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
218.53 ha	Irregular	DL 501, Range 5, Coast District	1972/Ø

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Undeveloped Island

USE	SERVICES AVAILABLE
100% land	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Water	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirement	Boat	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Ø	Ø	$93,950 (1985)	$847 (1985)

ADDITIONAL INFORMATION

Lelu Island is situated within Ports Canada - Prince Rupert Port Authority jurisdiction. It is identified by CRPI No. 5947012 021 PCCO 19270.

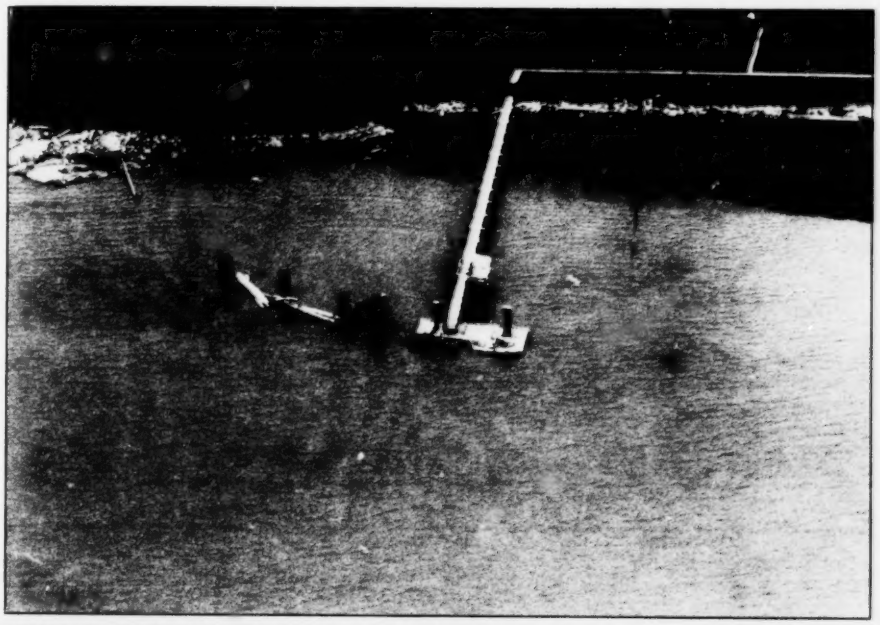
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

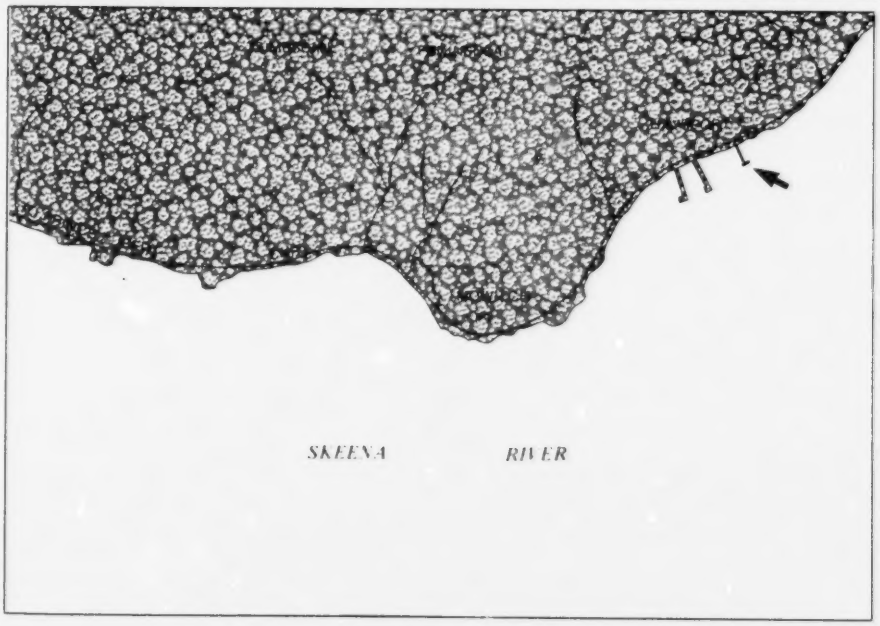
Site 26

Approach and Waterlot
Accès et lot d'eau

Haysport

OWNER PROPRIÉTAIRE
PWC / TPC
CRPI RIC
5947018 021 DPW0 19315
STUDY YEAR ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale / Échelle 1:32000

0 320
m

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.45 ha	Irregular	Lot B, Block 6, Lot 4445, Range 5, Coast District, Haysport	1924 Site/Ø Improvements/$3933

ZONING	PHYSICAL CHARACTERISTICS
Rural	Water lot on Skeena River

USE	SERVICES AVAILABLE
3% structure, 97% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
Ø						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach	135 m^2	Poor	Not in use

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Rural	CN Railway, Skeena River	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirement	Boat	None required

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	Negotiations are underway to sell on approach and water lot for $1 to Province

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$60/year for CN Right-of-Way	Ø	$2,050 (1985) (Municipal Grants assessment)	$50 ('85)

ADDITIONAL INFORMATION

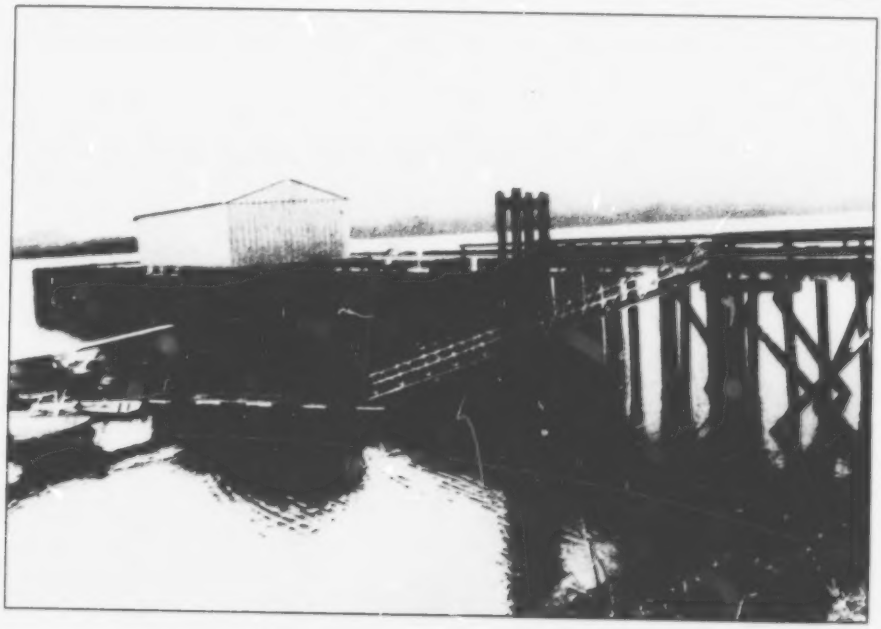
Only approach remains; wharf, shed, gangway, float, ice shear and guide dolphin were destroyed by ice in river and removed by PWC. Property declared surplus 1984-06-07.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 27

Wharf and Approach
Quai et accès

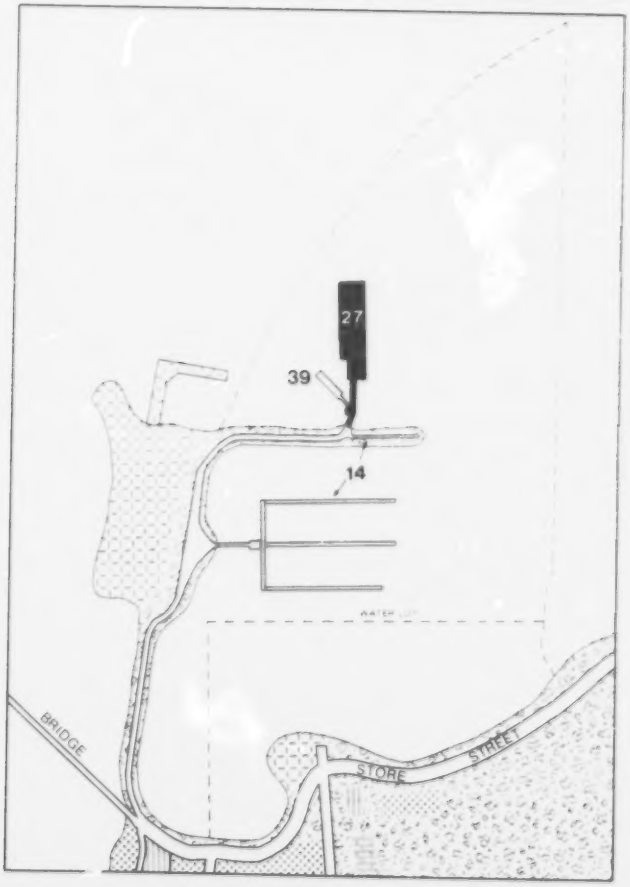
Port Simpson



OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE AND LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE ET TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

0 35
m

Scale Échelle 1:3500

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
11.47 ha (E)	Irregular	Lot 1 of Pl. 1371, Lot 1 of Pl. 5313, Range 5, Coast District, Port Simpson	1924/$1 1968/$750

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
1% structures, 99% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	166.53 m^2	150.00 m^2 (E)	150.00 m^2 (E)	1964 (E)	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Metal	None	Good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	150.00 m^2	Indefinite	Shed	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach	108.82 m^2	Good	Access
Wharf	1286.49 m^2	Fair	Tie-up
Gangway	20.10 m^2	Good	Access

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Small craft harbour, fisherman's coop	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Open water location accessible to vessels engaged in the coasting trade, close to village	Vehicle, boat, foot	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Ø	See Site 14	See Site 14

ADDITIONAL INFORMATION

Site is under management and control of F&O-SCH and accommodates a small craft harbour facility (Site 14), as well as a seaplane float (Site 39). The seaplane float is attached to this facility.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 28

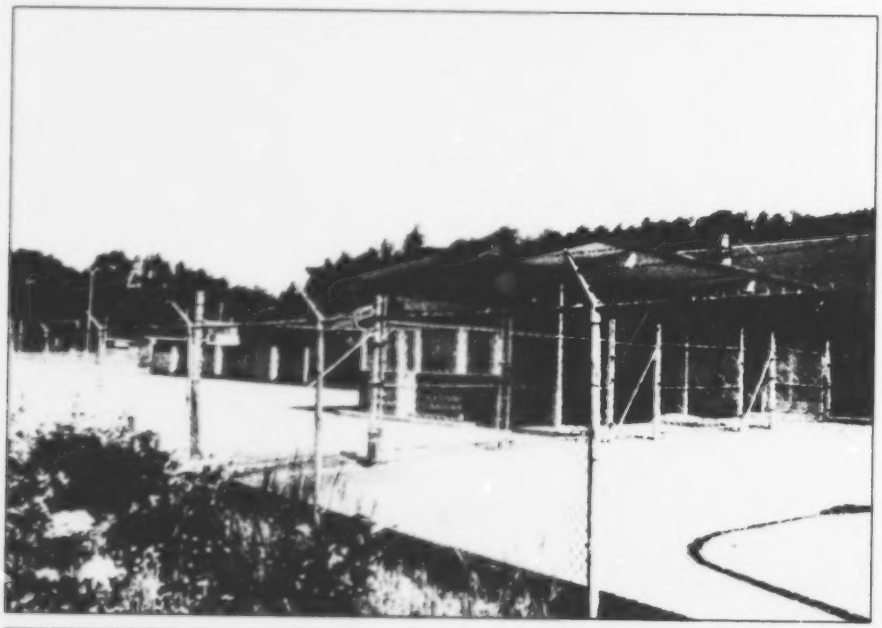
Alaska Ferry Slip and Terminal
Cale et gare maritime Alaska

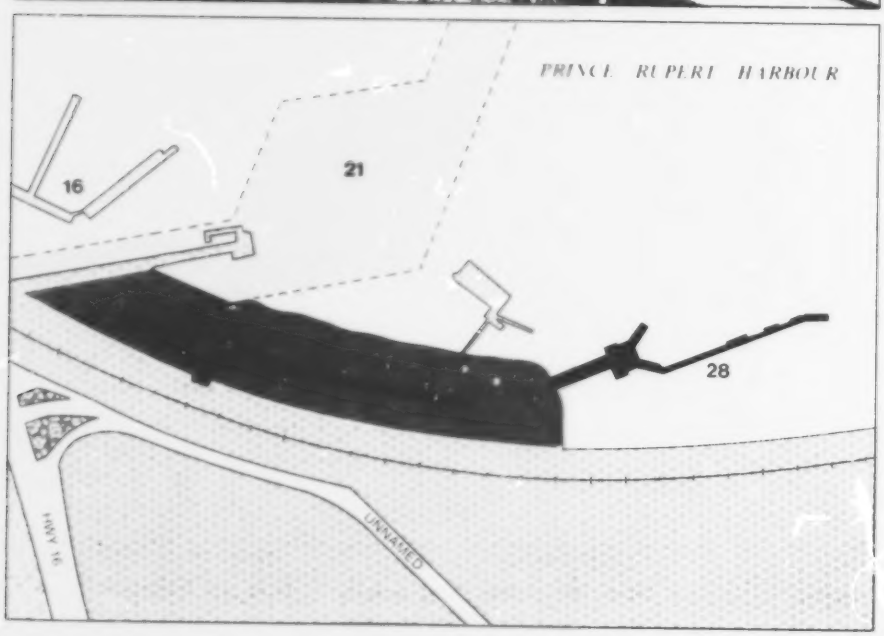
Prince Rupert Harbour
Port de Prince Rupert

OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC
5947012 021 DPW0 19263, 258

STUDY YEAR ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:3400

0 34
m

PROPERTY DESCRIPTION (28) PWC ALASKA FERRY SHIP AND TERMINAL - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
9.96 ha	Irregular	L.1 of water lot in front of Blk.B, L.1 of water lot C, Pl. 4658, Prince Rupert	1962/trans. from CN '64/Improvements $752K

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Water lot and upland

USE	SERVICES AVAILABLE
2% structures, 98% water and upland	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	256.88 m^2	245.80 m^2	222.60 m^2	1964	None
2	1	35.00 m^2 (E)	35.00 m^2 (E)	35.00 m^2 (E)	Not available	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood/concrete	None	Fair	5-10 years
2	Trailer	None	Fair	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RC-CE, EIC USA Customs, USA Immig.	245.80 m^2	Indefinite	Offices	7-10
2	Alaska State Ferry	35.00 m^2 (E)	Indefinite	Offices	3-7

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Canopy	900.00 m^2 (E)	Fair	Shelter
Ferry loading facilities	585.80 m^2	Fair	Ferry loading facilities

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Industrial, undeveloped	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Good road access, close to Prince Rupert, harbour suitable to accommodate ferry traffic, office space and public inspection area	Vehicle, boat, public transportation	15 spaces on site for staff vehicles

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Ø Paid by Lessee	$105,765/annum	$406,700 (1985) Mun. Grants based on 8.39 ha water lot	$14,076 (1985)*

ADDITIONAL INFORMATION

*Represents federal portion: 8.39 ha water lot. Taxes on all land and improvements, and a small portion of water lot are paid by lessee: State of Alaska.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 29

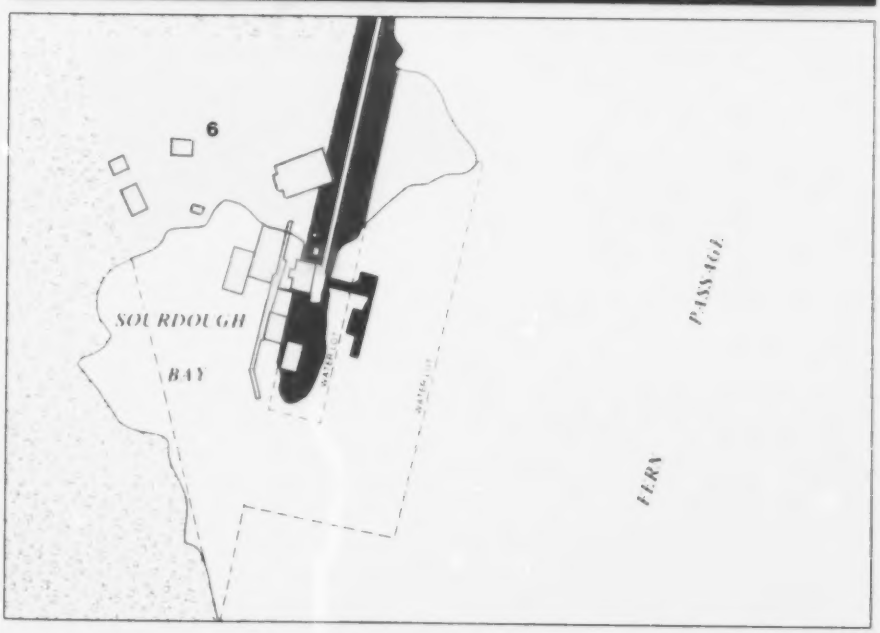
Wharf and Floats
Quai et flotteurs

Sourdough Bay, Prince Rupert
Baie Sourdough, Prince Rupert

OWNER PROPRIÉTAIRE
PWC TPC

CRPI RIC
5947012 021 DPW 0 19256

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:3600

0 36
m

PROPERTY DESCRIPTION (29) PMC WHARF AND FLOATS - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.59 ha water lot 0.70 ha upland	Irregular	Lot 7594, water lot in front of Wft. Blk K, Pl. 923, Pl. 1871, Prince Rupert	1954/Prov. Reserve 1958/not available

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Water lot and upland

USE	SERVICES AVAILABLE
1% structures, 99% land/water	Electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	11.10 m^2	10.00 m^2 (E)	10.00 m^2 (E)	1984	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood	None	Good	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	10.00 m^2 (E)	Indefinite	Shed	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach, gangway	98.91 m^2	Excellent, good	Freighter berth
Wharf	100.10 m^2	Excellent	Freighter berth
Floats	94.72 m^2	Good	Freighter berth

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial, residential, public uses	Seaplane base, undeveloped lands, residential	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Accessible, sheltered, central water location	Vehicle, foot, boat	On site - 12 spaces shared by F&O and TC; on street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Not available	Not assessed	None

ADDITIONAL INFORMATION

The associated water lot is identified as CRP1 5947012 021 DPWO 19255. The remaining 0.7 ha of upland are under the management and control of TC. This site is adjacent to F&O Site #6.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 30

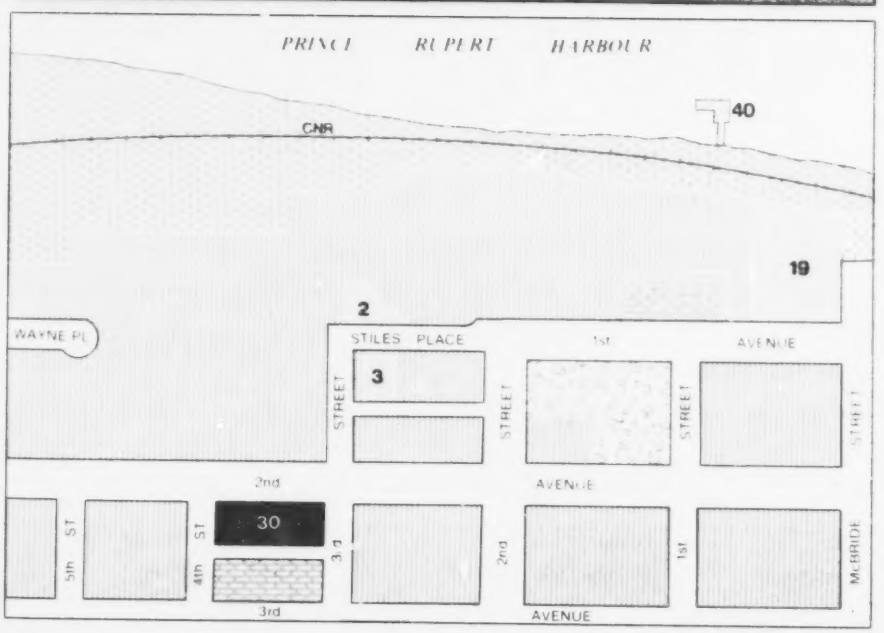
Government of Canada Building
Immeuble fédéral

2nd Ave and 3rd Street, Prince Rupert
À l'angle des 2e et 3e rues, Prince Rupert

OWNER PROPRIÉTAIRE
PWC TPC

CRPI RIC
5947012 021 DPW 0 19254

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:4800

0 48
m

PROPERTY DESCRIPTION (30) PWC GOVERNMENT OF CANADA BUILDING - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.23 ha	76.30 m x 30.48 m	Lots 1-10, Block 21, Prince Rupert, Plan 923	1962/$36,000

ZONING	PHYSICAL CHARACTERISTICS
Commercial	Serviced corner lot on commercial strip

USE	SERVICES AVAILABLE
75% structure, 25% parking, loading, access areas	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2+basement	3412.50 m^2	2691.00 m^2	2249.70 m^2	1962/$999,000	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete	Building renovations and freight elevator (1979)	Exterior - good Interior - acceptable	30 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	Agr	22.20 m^2	Indefinite	Office	1
	F&O	1268.60 m^2	Indefinite	Office, computer, lab	80
	ND	19.80 m^2	Indefinite	Storage/training exercises	8-10
	CP	1144.50 m^2	Indefinite	Processing, storage	37
	RC-CE	192.90 m^2	Indefinite	Office	6
	PWC	43.00 m^2	Indefinite	Storage, office	1

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Institutional, commercial	Institutional, commercial	Medium

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location, easy access, parking and loading areas, adequate space to accommodate client's operations	Car, public transit, foot	22 on site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Post Office is wheelchair accessible	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$106,319 (1984/85)	$241,074 (1984/85) (shadow)	$1,954,300 (1985)*	$56,324 (1985)

ADDITIONAL INFORMATION

*Current value is Municipal Grants assessment

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 31

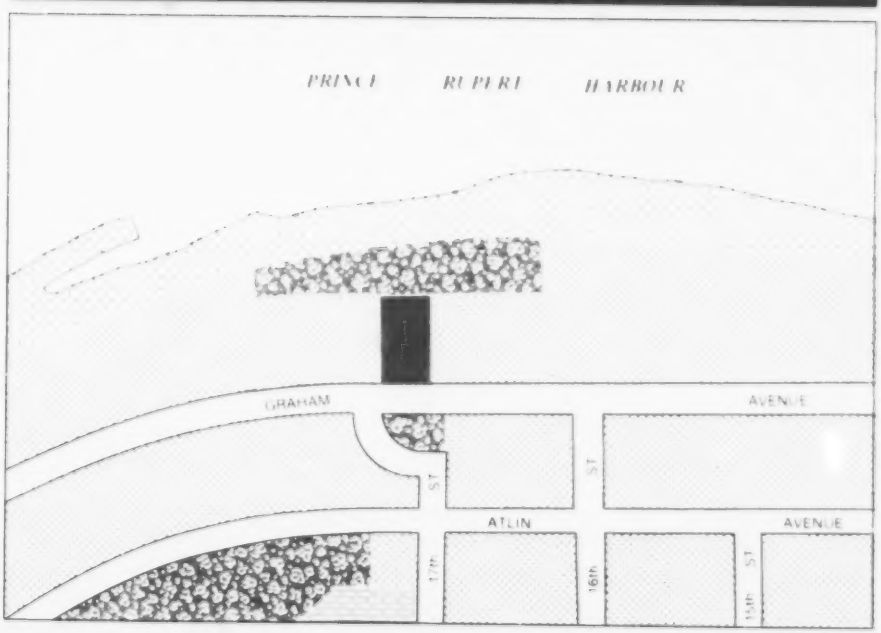
Married Quarters
Logements familiaux

1960-1970 Graham Avenue, Prince Rupert
1960-1970, avenue Graham, Prince Rupert

OWNER PROPRIÉTAIRE
RCMP GRC

CRPI RIC
5947012 021 RCM0 19285

STUDY YEAR ANNÉE D'ÉTUDE
1986



Scale Échelle 1:4800

0 48
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

PROPERTY DESCRIPTION (31) RCMP MARRIED QUARTERS - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.23 ha	37.20 m x 60.96 m	Lots 5 & 6, Blk D, D.L. 1992, Range 5, Prince Rupert	1968/$42,050 (site and building)

ZONING	PHYSICAL CHARACTERISTICS
Residential	Serviced residential lot on hillside location

USE	SERVICES AVAILABLE
14% structures, 86% yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2+basement	332.41 m^2	278.62 m^2	278.62 m^2	1968	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood	New sewer lines 1968 - 2 carports	Good	5-10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	278.62 m^2	Indefinite	Residence (Duplex)	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
2 Carports	66.89 m^2	Good	Parking shelter
Concrete pad	90.00 m^2	Fair	Parking for 4 vehicles or recreational vehicles

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential, park	Residential, park space	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location, easy access to work place	Car, public transport, foot	6 spaces on site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	$8,208 (1985/86)*	$129,200 (1985)**	$1,399 (1985)

ADDITIONAL INFORMATION

* Rent is $342/unit/month.

** Based on Municipal Grants assessment.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 32

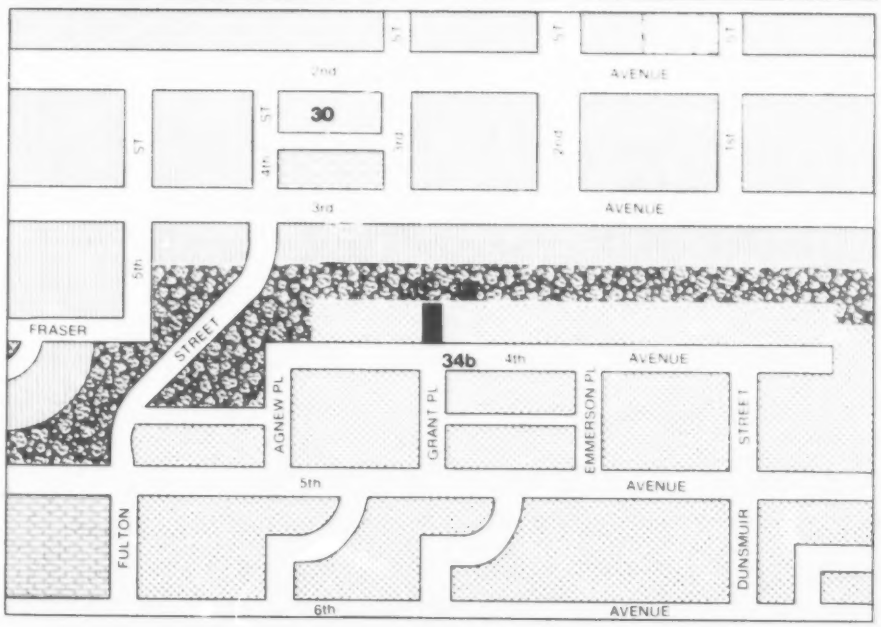
Officers Married Quarters
Logements familiaux

400 - 4th Avenue, Prince Rupert
400, 4ième avenue, Prince Rupert

OWNER PROPRIÉTAIRE
RCMP GRC

CRPI RIC
5947012 021 RCM0 19286

STUDY YEAR ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:4800

0 48
m

PROPERTY DESCRIPTION (32) RCMP OFFICERS MARRIED QUARTERS - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.05 ha	15.24 m x 30.48 m	Lots 11 and 12,Block 1, Section 5, Prince Rupert	1952/$1,000

ZONING	PHYSICAL CHARACTERISTICS
Residential	Well maintained residential district on a hill overlooking city, lot backs onto deep ravine

USE	SERVICES AVAILABLE
38% structure, 62% yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2+basement	352.38 m^2	305.47 m^2	305.47 m^2	1952/$18,000	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood	1978-new roof 1981-new windows, fenced, insulation painting	Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	305.47 m^2	Indefinite	Residence	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential, park, core commercial	Open space, commercial, residential	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central location, easy access to work place	Road	On site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	$6,035 (1985)*	$129,250 (1985)**	$1,400 (1985)

ADDITIONAL INFORMATION

*Based on year round occupancy. Rent per month is $503; tenant pays heating and utilities.

**Based on Municipal Grants assessment.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 33

Buoy Storage Depot
Hangar d'entreposage pour bouées

Casey Cove, Digby Island
Anse Casey, île Digby

OWNER PROPRIÉTAIRE
TC TC

CRPI RIC
5947012 021 MOT 0 19321

STUDY YEAR ANNÉE D'ÉTUDE
1986

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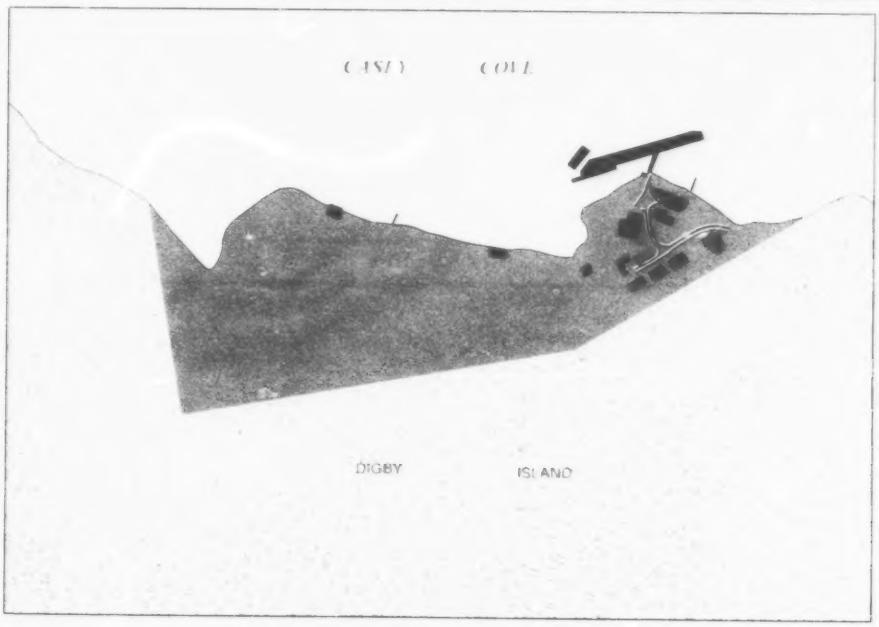


LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:6300

0 63
m

PROPERTY DESCRIPTION (33) TC BUOY STORAGE DEPOT - CASEY COVE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.02 ha	Irregular	Lot 2049, D.L. 1993, Range 5, Coast District	1910/Not available

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Flat, cleared land and water

USE	SERVICES AVAILABLE
Not available	Not available

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
Not	available					

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Not available			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Undeveloped	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirement	Water only	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Ø	Ø	Not assessed	Ø

ADDITIONAL INFORMATION

This site was CCG's base of operation until the late 1940's when CCG moved to Seal Cove (site #36). The buildings have been abandoned and are in dilapidated condition. The site is not in use.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 34a

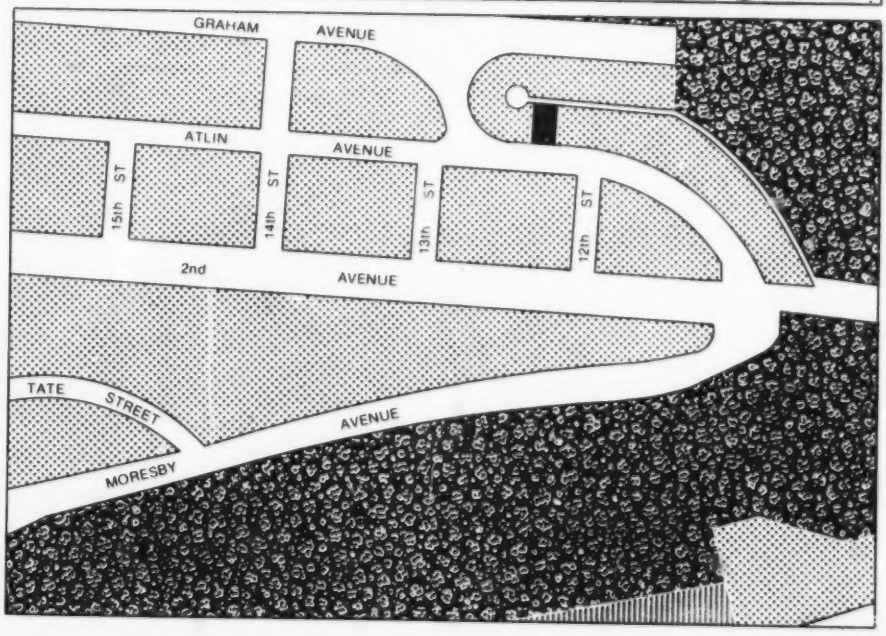
Residences
Résidences

1510 Atlin Avenue, Prince Rupert
1510, avenue Atlin, Prince Rupert

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
Not in the CRPI / Pas dans le RIC

STUDY YEAR / ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale / Échelle 1:4800

0 48
m

PROPERTY DESCRIPTION (34-A) TC RESIDENCE - 1510 ATLIN - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.04 ha	29.57 m x 12.80 m	Lot 24-25 Block 5, Plan 923, Prince Rupert	1967/$23,000

ZONING	PHYSICAL CHARACTERISTICS
Residential	On hill close to harbour front

USE	SERVICES AVAILABLE
20% structures, 80% yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1+basement	151.34 m^2	140.00 m^2 (E)	140.00 m^2 (E)	1964	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood	None	Fair	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC Marine	140.00 m^2 (E)	Indefinite	Residence for TC employee	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential	Residential	Low

TRENDS	PLANNED CHANGE
Stable area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Residential accommodation close to work place, easy access.	Vehicle, foot, public transportation	On site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available *	$5,664 (Rent of $472/mo.)	$71,150 (1985) Municipal Grants assessment	$771

ADDITIONAL INFORMATION

* Tenant pays utilities and performs minor O&M. Other O&M is achieved with resources from the Seal Cove CCG operation and it is difficult to determine costs.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 34b

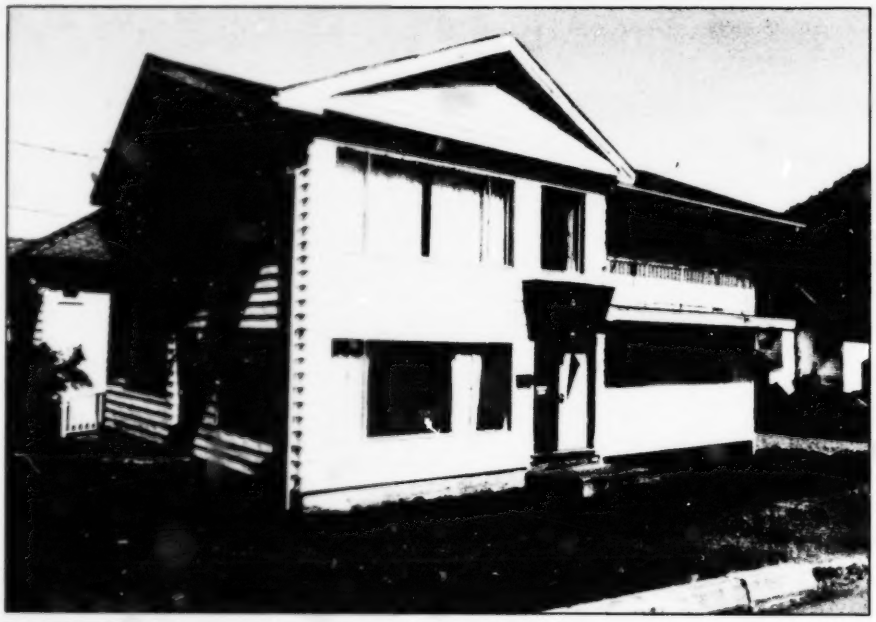
Residence
Résidence

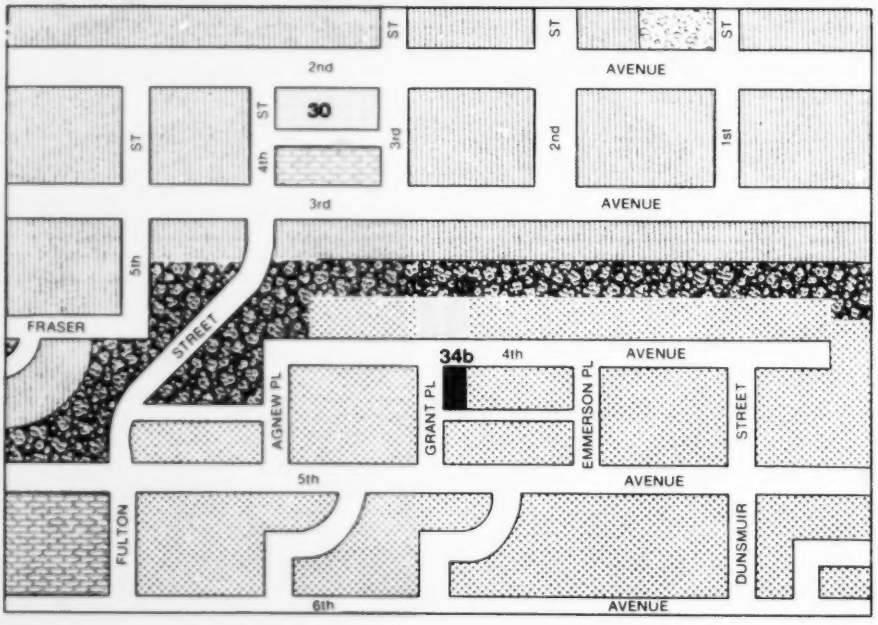
345 - 4th Avenue W., Prince Rupert
345, 4ième avenue ouest, Prince Rupert

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:4800

0 48
m

PROPERTY DESCRIPTION (34-B) TC RESIDENCE - 345 - 4th AVENUE WEST - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.06 ha	15.24 m x 40.48 m	Lot 1-2, Block 5, Section 5, Prince Rupert	1967/$36,000

ZONING	PHYSICAL CHARACTERISTICS
Residential	Corner lot on hill behind downtown

USE	SERVICES AVAILABLE
18% structure, 82% yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2+Basement	225.57 m^2	210.00 m^2 (E)	210.00 m^2 (E)	1964	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood frame	None	Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC-CCG	210.00 m^2 (E)	Indefinite	Duplex	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential	Single family dwellings	Low

TRENDS	PLANNED CHANGE
Stable area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Residential accommodation close to work place, easy access.	Vehicle, foot, public	On site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available *	$8,532 (Rent $356/month/unit)	$83,750 (1985) Municipal Grants assessment	$907 (1985)

ADDITIONAL INFORMATION

* Tenants pay utilities and perform minor O&M. Other O&M is achieved with resources from the Seal Cove CCG operation and it is difficult to determine costs.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 34c

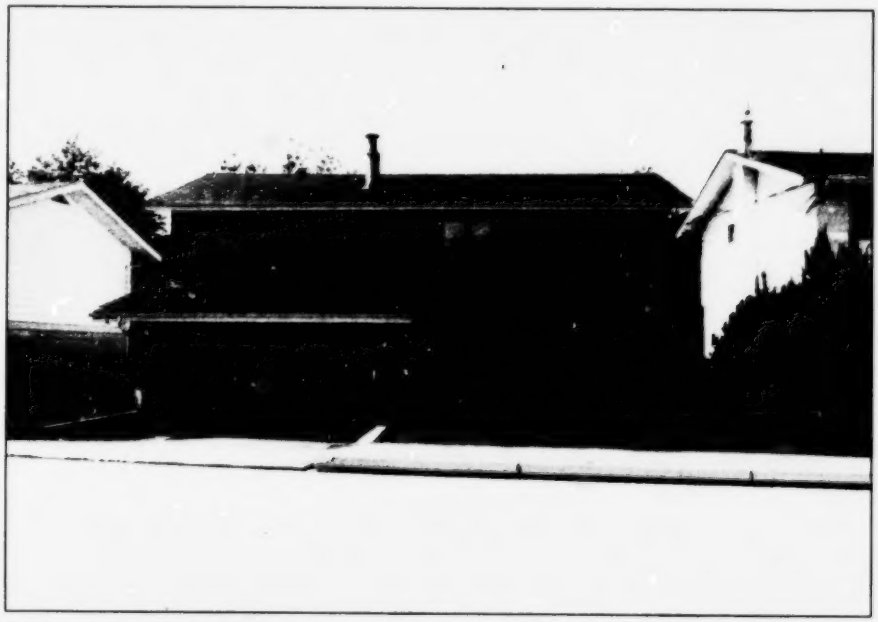
Residences
Résidences

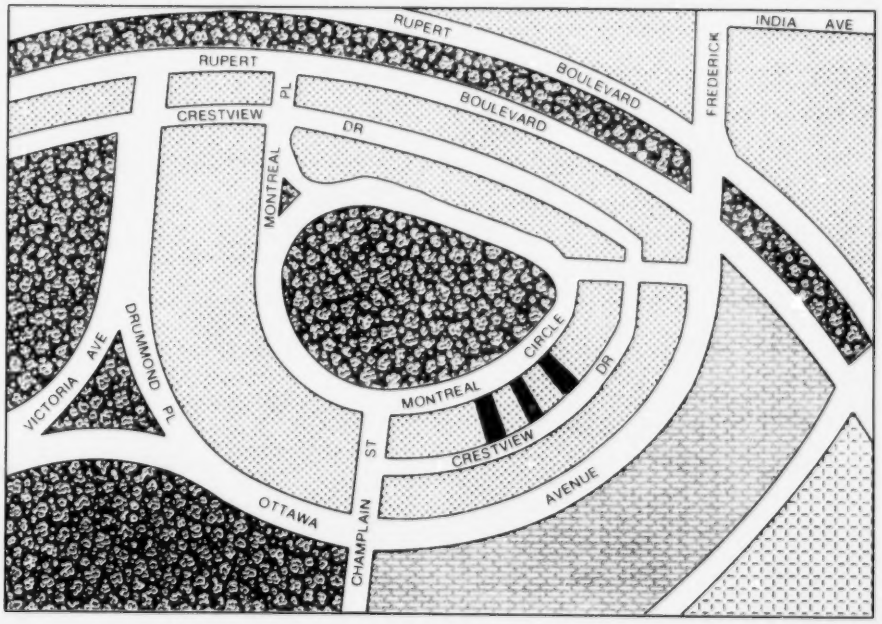
200, 214, 224 Crestview Drive, Prince Rupert
200, 214, 224, promenade Crestview, Prince Rupert

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR / ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:4800

0 48
m

PROPERTY DESCRIPTION (34-C) TC RESIDENCES - 200, 214, 224 CRESTVIEW - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.16 ha Total	16.76 m x 32.31 m each	Lots 39, 41, 43, Block 21, Section 9, Plan 923, Prince Rupert	1967-69/$66,200 Total

ZONING	PHYSICAL CHARACTERISTICS
Residential	Well maintained residential area

USE	SERVICES AVAILABLE
9% structures, 91% yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-3	2	304.35 m^2	300.00 m^2 (E)	300.00 m^2 (E)	1965-1966	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-3	Wood frame	None	Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-3	TC Marine	300.00 m^2 (E)	Indefinite	Residences	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential, open space	Single family residence, park, school	Low

TRENDS	PLANNED CHANGE
Stable area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Residential accommodation close to work place with easy access	Vehicle, foot, public transportation	On site-carport, on street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available *	$11,316 (1985)	$248,200	$2,688 (1985)

ADDITIONAL INFORMATION

* Tenants pay utilities and perform minor O&M. Other O&M is achieved with resources from Seal Cove CCG operation and it is difficult to determine costs.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 34d

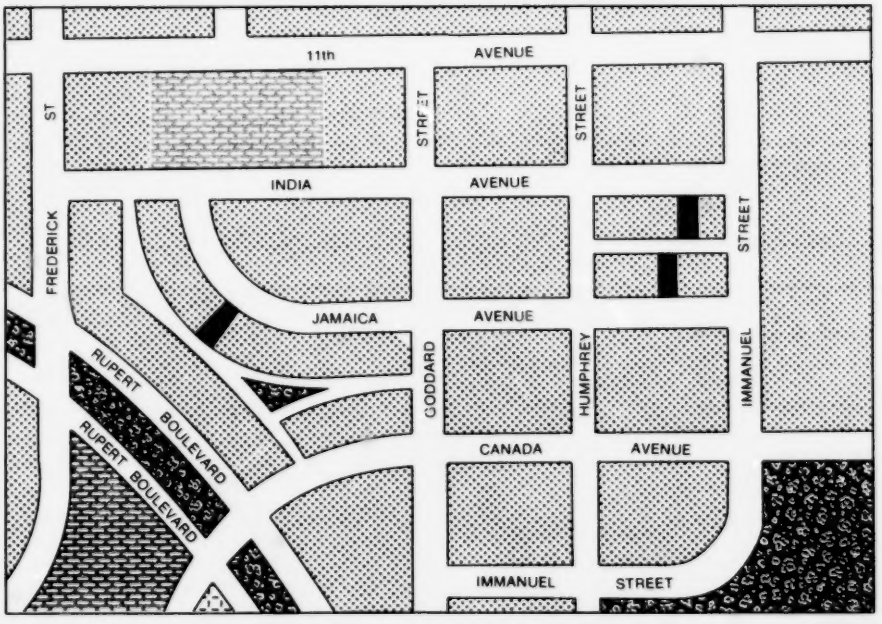
Residences
Résidences

1438, 1727 Jamaica Avenue, 1734 India Avenue, Prince Rupert
1438, 1727, avenue Jamaica, 1734 avenue India, Prince Rupert

OWNER/PROPRIÉTAIRE
TC / TC

CRPI/RIC:
Not in the CRPI / Pas dans le RIC

STUDY YEAR/ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale / Échelle 1:4800

0 48
m

PROPERTY DESCRIPTION (34-D) TC RESIDENCES - 1438, 1727 JAMAICA, 1734 INDIA AVENUES - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.15 ha	Varies	Lot 9-10, Blk.46, Sec.8, Lot 9-10, Lot 17-18, Blk.43, Sec.8, Pl.923, Pr. Rupert	1967-68/$71,500 Total

ZONING	PHYSICAL CHARACTERISTICS
Residential	Urban residential lot

USE	SERVICES AVAILABLE
20% Structures, 80% yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-3	1	299.00 m^2	290.00 m^2 (E)	290.00 m^2 (E)	1963-1967	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-3	Wood	None	Fair-Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-3	TC	290.00 m^2 (E)	Indefinite	Employee Residence	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Carport	15.80 m^2	Good	Car shelter

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential	Residential	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Residential accommodation close to work place, easy access	Vehicle, foot public transportation	On site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available *	$13,486 (1985)	$212,450 Total	$2,301 (1985)

ADDITIONAL INFORMATION

* Tenants pay utilities and perform minor O&M. Other O&M is achieved with resources from the Seal Cove CCG operation and it is difficult to determine exact costs.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 34e

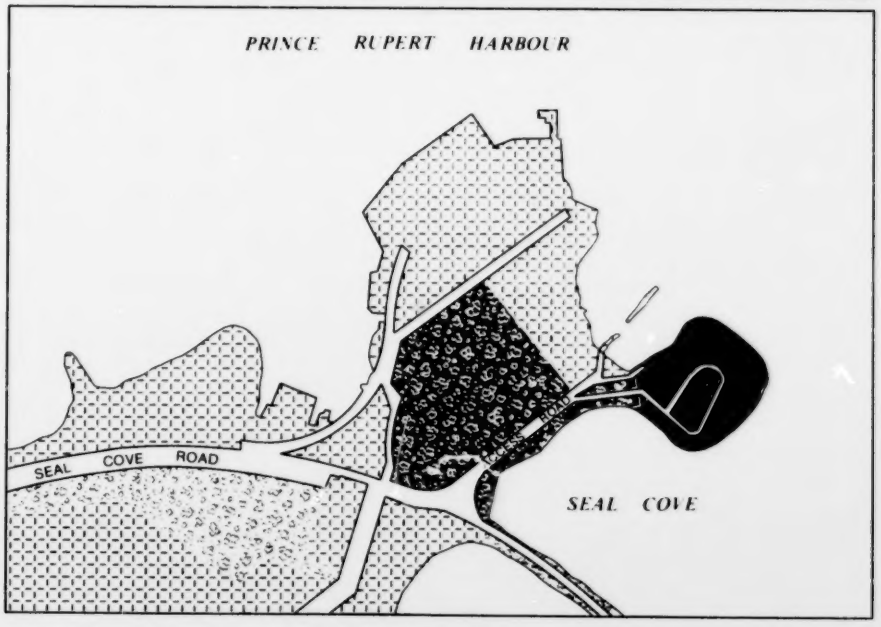
Residence
Résidence

Seal Cove, Prince Rupert
Anse Seal, Prince Rupert

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC:
Not in the CRPI / Pas dans le RIC

STUDY YEAR / ANNÉE D'ÉTUDE
1986



Scale / Échelle 1:50,000

0 500
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

PROPERTY DESCRIPTION (34-E) TC RESIDENCES - AERO POINT - SEAL COVE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.55 ha	Irregular	Pt. Pcl. 1 and 2 of WFT Blk. 1, Plan 923, Prince Rupert	1966/$43,881

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Flat site jutting into harbour

USE	SERVICES AVAILABLE
8% structures, 92% yard	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-3	1+basement	421.33 m^2	400.00 m^2 (E)	400.00 m^2 (E)	1966	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-3	Concrete/wood/ aluminum siding	None	Fair	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-3	TC	400.00 m^2 (E)	Indefinite	Residences	None

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial, public uses	Curling club, B.C. Forest Services, Seaplane base	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Residential accommodation close to work place, easy access	Vehicle, foot, public transportation	On site

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$2-3K/year (E)*	$13,248 (Rent of $368/month/unit)	$294,850 (1985) Municipal Grants assessment)	$3,194 (1985)

ADDITIONAL INFORMATION

*Tenants pay utilities and perform minor O&M. Other O&M (plumbing, interior painting) is achieved with resources from the Seal Cove CCG operation and it is difficult to determine exact costs.

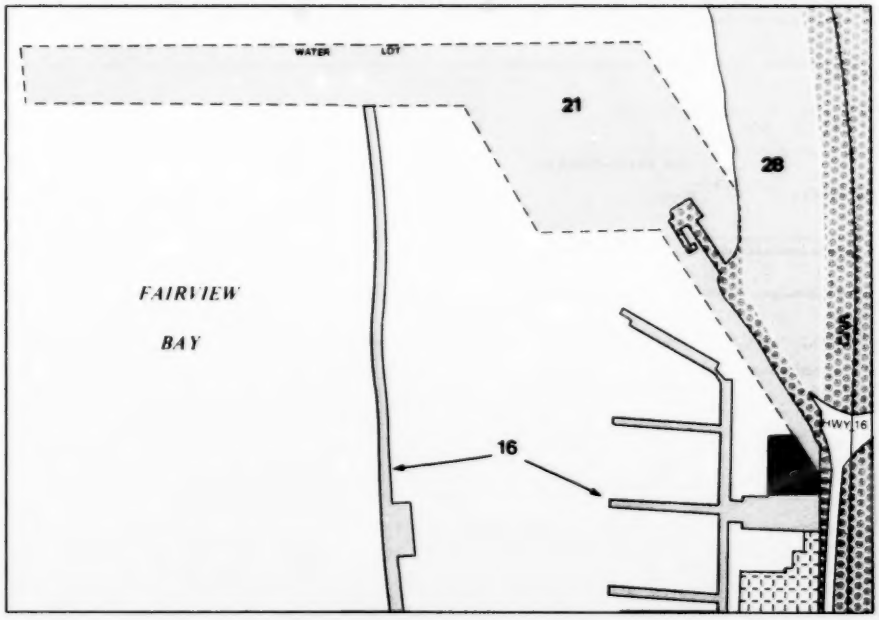
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 35

Search and Rescue Wharf
Quai (recherche et sauvetage)

Fairview Bay, Prince Rupert Harbour
Baie Fairview, port de Prince Rupert

OWNER PROPRIÉTAIRE TC / TC
CRPI RIC Not in the CRPI Pas dans le RIC
STUDY YEAR ANNÉE D'ÉTUDE 1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:3000

0 30
m

PROPERTY DESCRIPTION (35) TC SEARCH AND RESCUE WHARF - FAIRVIEW BAY

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
*	*	*	*

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Water lot

USE	SERVICES AVAILABLE
5% structures, 95% water	Electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	70.00 m^2 (E)	70.00 m^2 (E)	70.00 m^2 (E)	May 1986	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Trailer	None	Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC-CCG	70.00 m^2 (E)	Indefinite		

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Wharf	330.00 m^2 (E)	Excellent	Site for CCG - SAR trailer and parking

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial	Industrial, transportation	Medium

TRENDS	PLANNED CHANGE
Increasing use of area by pleasure craft	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Close to Fairview Bay and Chatham sound, easy access to water bodies north of Prince Rupert, parking space, moorage for search and rescue craft	Vehicle, foot, boat, public transportation	3 spaces on site, on road

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
*	*	*	*

ADDITIONAL INFORMATION

*A portion of the F&O - SCH's site at Fairview Bay (see site 16) is being used for the search and rescue wharf. Site has not been survyed. TC's use of site arranged through comms. between F&O - SCH, at no cost to TC.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 36

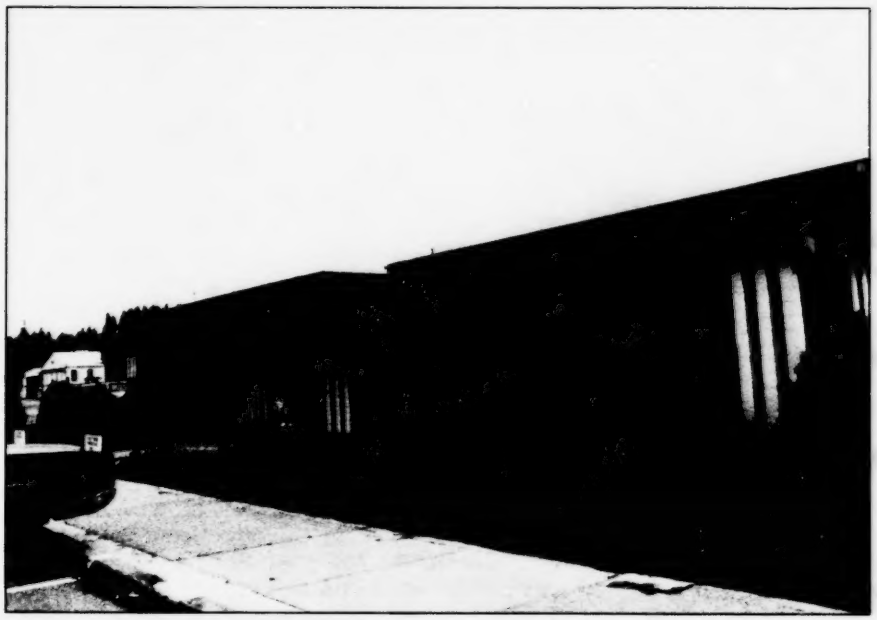
Seaplane Base
Base d'hydravions

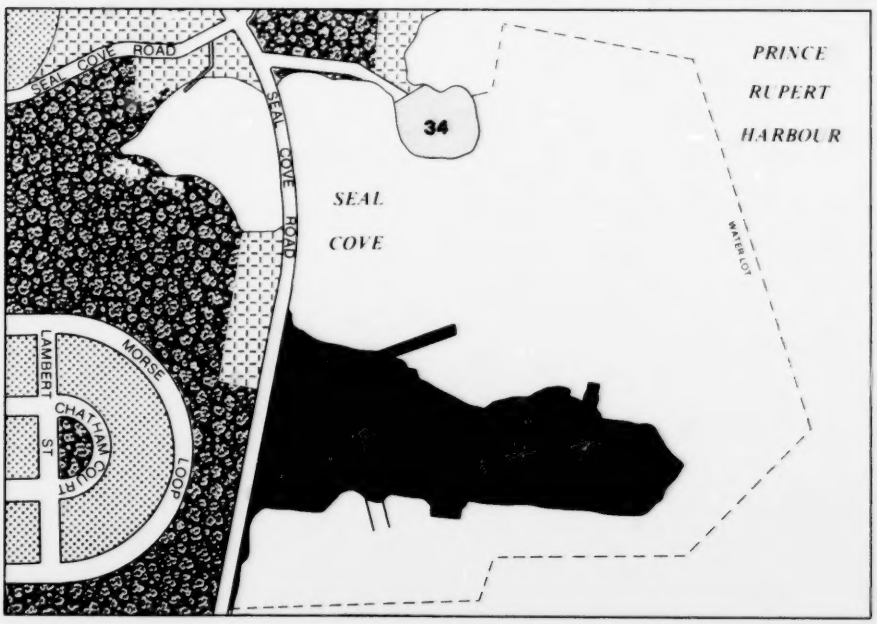
Seal Cove Road, Prince Rupert
Chemin Seal Cove, Prince Rupert

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
5947012 021 MOT 0 19266

STUDY YEAR ANNÉE D'ETUDE
1986





Scale / Échelle 1:7700

0 77
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

PROPERTY DESCRIPTION

TC SEAPLANE BASE - PRINCE RUPERT

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
31.32 ha	Irregular	Waterfront Blk 1 and portion of water lot in front of waterfront Block 1	1942/$50,000 site $163,000 improvements

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Flat paved site on small peninsula

USE	SERVICES AVAILABLE
2% structures, 98% land/water	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
See next page						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Wharf	121.29 m^2	Excellent	Freighter and Coast Guard moorage
3 fuel tanks/pumps	Not available	Good	Fuel storage & pumping
Seaplane ramp	Not available	Good	Seaplane launch

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Residential, Public Use, Industrial	Residential, transportation, recreation, industrial	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Sheltered waterfront location, easy access to city	Boat, vehicle, plane, foot, public transportation	75 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$100-159K annual average	Ø	$3,944,900 (1985) (Municipal Grants assessment)	$113,694 (1985)

ADDITIONAL INFORMATION

Site includes both water and land portions. Waterlot is under the administration and control of TC Air - land is with CCG. RCMP owned hangar on TC land arranged by letter of agreement - no revenues generated.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	1011.25 m^2	910.13 m^2	910.13 m^2	1965	None
2-5	2	658.59 m^2	592.73 m^2	592.73 m^2	1959	None
6	1	2022.00 m^2(E)	1800.00 m^2 (E)	1800.00 m^2 (E)	1965	None
7-8	1	24.53 m^2	22.00 m^2	22.00 m^2	1975	None
9	1	448.64 m^2	438.00 m^2	438.00 m^2	1972	None
10	2.5	1520.00 m^2	1216.00 m^2	1216.00 m^2	1984	None
11	1	553.70 m^2	540.00 m^2	540.00 m^2	Not available	None
12	2	303.79 m^2	274.00 m^2	274.00 m^2	Not available	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Brick/Concrete		Fair	15 years
2-5	Wood/Metal		Fair	5 years
6	Concrete Block	Expansion 1986/87	Good	15 years
7-8	Wood/Concrete Block		Good	5-10 years
9	Wood		Good	10-15 years
10	Steel/Metal Clad		Good	30 years
11	Steel/Metal Clad		Poor	None
12	Concrete	1983 2nd storey	Good	10-15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	TC-Marine	910.13 m^2	Indef.	Administration & stores
2-5	TC-Marine	592.73 m^2	Indef.	Storage buildings: fuel, lumber
6	TC-Marine	1800.00 m^2 (E)	Indef.	Machine shop & office
7-8	TC-Marine	22.00 m^2	Indef.	Watchman shed, electrical shed
9	TC-Marine	438.00 m^2	Indef.	Buoy shop, pollution equipment storage
10	TC-Marine	1216.00 m^2	Indef.	Helicopter hangar
11	RCMP	540.00 m^2	Indef.	Hangar
12	TC-Marine	274.00 m^2	Indef.	Telecom workshop, radio station, vessel traffic centre

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 37

Light Stations
Phares

Prince Rupert Area
Région de Prince Rupert

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC:
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE	PROPRIÉTÉ FÉDÉRALE STRUCTURE
LAND	TERRAIN

Scale / Échelle 1:335,000

0 335
m

PROPERTY DESCRIPTION (37-A) TC LIGHTSTATION - GREEN ISLAND

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
Not available	Irregular	16 km west of Port Simpson, Chatham Sound	1906 (E)/Provincial Crown Reserve

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Small grassy island

USE	SERVICES AVAILABLE
2% structures, 98% land	Generator

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-2	1	135.00 m^2	132.70 m^2	132.70 m^2	Not available	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-2	Wood	None	Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-2	TC	132.70 m^2	Indefinite	Residences for lightkeepers and families	2

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Cistern	Not available	Good	Water supply
Tower	10.70 m^2	Good	Radio telecom

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Undeveloped	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Meteorological station, navigation aid, and residences for lightkeepers	Boat, helicopter	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Ø	$42,250 (1984) Municipal Grants assessment	$342 (1984)

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION (37-8) TC LIGHTSTATION - LAWYER ISLAND

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
10.77 ha	Irregular	DL 6521, Rge. 5, 23 km south of Prince Rupert, Malacca Passage	1901/Provincial Crown Reserve

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Island

USE	SERVICES AVAILABLE
1% structures, 99% land	Generator

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-2	1	132.60 m^2	Not available	Not available	1958, 1965	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-2	Wood frame	None	Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-2	TC	Not available	Indefinite	Residences for lightkeepers	2

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Generator	Not available	Good	Electricity generation
Cistern	Not available	Good	Water supply

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Not zoned	Undeveloped	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Meteorological station, navigation aid, and residences for lightkeepers	Boat, helicopter	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Ø	$51,450 (1984) Municipal Grants assessment	$298 (1984)

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION (37-C) TC LIGHTSTATION - LUCY ISLAND

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
Not available	Irregular	Chatham Sound, 26 km west of Prince Rupert	1907/Provincial Crown Reserve

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Wooded island

USE	SERVICES AVAILABLE
1% structures, 99% land	Generator

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1-2	1	314.00 m^2	Not available	Not available	Not available	None
3	1	26.00 m^2	26.00 m^2	26.00 m^2	Not available	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1-2	Wood frame	New roof - 1984	Fair	10 years
3	TC	None	Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1-2	TC	Not available	Indefinite	Residences for lightkeepers	2
3	TC	26.00 m^2	Indefinite	Tool shed	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Generator, cistern	Not available	Good	Electricity supply, water supply
Tower	12.10 m^2	Good	Lighthouse
Helipad	223.60 m^2	Good	Helicopter landing

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Undeveloped	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Meteorological station, navigation aid, and residences for lightkeepers	Boat, helicopter	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Ø	$59,450 (1984) Municipal Grants assessment	$368 (1984)

ADDITIONAL INFORMATION

PROPERTY DESCRIPTION (37-0) TC LIGHTSTATION - TRIPLE ISLAND

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
Not available	Irregular	DL 6412, Range 5, Chatham Sound	1913/Provincial Crown Reserve

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Rock Island

USE	SERVICES AVAILABLE
1% structures, 99% land	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3	306.00 m^2	Not available	Not available	Not available	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete	None	Fair	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	TC	Not available	Indefinite	Residences, operations of light station	4*

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Concrete tower	Not available	Good	Radio telecom
Helipad	232.00 m^2	Good	Helicopter landing

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Undeveloped	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Meteorological station, navigation aid, residences for lightkeepers	Helicopter	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	0	$24,350 (1984)	$419 (1984)

ADDITIONAL INFORMATION

*Only two employees on site at any time - based on four week rotation.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 38

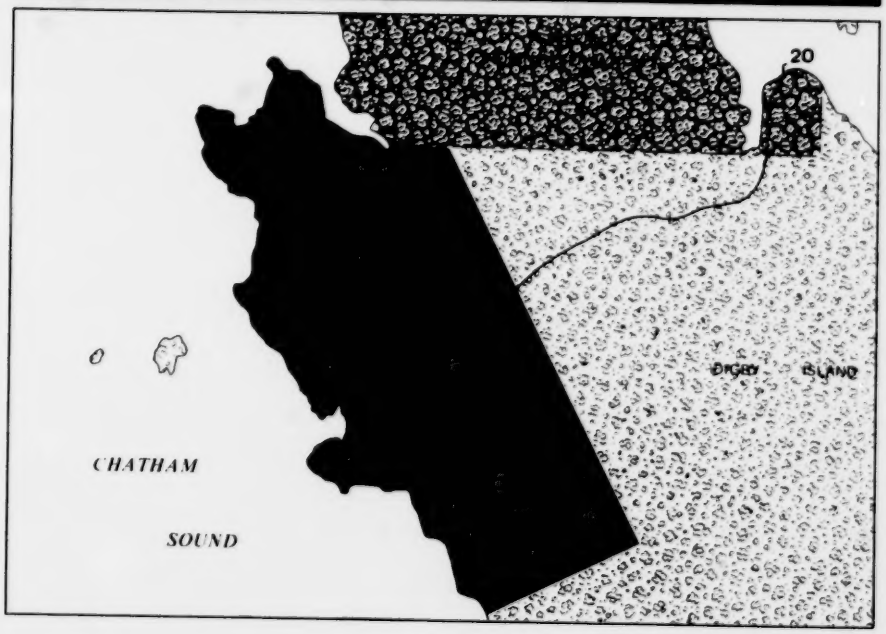
Prince Rupert Airport
Aéroport de Prince Rupert

Digby, Island
Île Digby

OWNER / PROPRIÉTAIRE
TC / TC

CRPI / RIC:
5947018 021 MOT 0 19320

STUDY YEAR / ANNÉE D'ÉTUDE
1986



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale / Échelle 1:53,000

0 530
m

PROPERTY DESCRIPTION (38) TC PRINCE RUPERT AIRPORT - DIGBY ISLAND

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
686.78 ha, 39.92 ha Prov. Cr. Res.	Irregular	Blk. H, Plan 3660, Pl. 4457 and 4121/31, DL 1993, Digby Island	1961/$4,000 land $6,926,000 improvements

ZONING	PHYSICAL CHARACTERISTICS
Airport	Flat, rocky land

USE	SERVICES AVAILABLE
Regional Airport 99% buffer, 1% structures	All

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
See next page						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Power substation	83.70 m^2	Good	Fenced compound for equipment.
ILS Glide Path	16.60 m^2	Fair	Glide path
Beacons, transmitter	Not available	Good	Navigation aid

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Undeveloped land	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Flat site, sufficient space for approach, obstruction free flight path, easy access	Bus and Ferry	15 Stalls

HANDICAPPED SERVICES	PLANNED ACTIVITIES
In public areas and washrooms	Upgrade water system and replace pumphouse

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$645,300 (1985)	$693,000 (1985)	$733,250 (BCAA)(1985)	$12,138 (1984)

ADDITIONAL INFORMATION

Lands under Provincial Crown Reserve include access road to airport, and access to, and transmitter and NDB sites.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	1435.00 m^2	1431.90 m^2	Not available	1962	None
2	1	369.00 m^2	Not available	Not available	1960	None
3	1	769.33 m^2	Not available	Not available	1970	None
4	1	100.34 m^2	Not available	Not available	1962	None
5	1	66.30 m^2	Not available	Not available	1961	None
6	1	16.00 m^2	Not available	Not available	1961	None
7	1	64.40 m^2	Not available	Not available	1961	None
8	1	167.40 m^2	Not available	Not available	1961	None
9	1	12.50 m^2	Not available	Not available	1961	None
10	1	55.74 m^2	Not available	Not available	1984	None
11	1	13.30 m^2	Not available	Not available	1961	None
12	1	3.90 m^2	Not available	Not available	1961	None
13	1	41.10 m^2	Not available	Not available	1966	None
14-22	1	244.20 m^2	Not available	Not available	1961-1985	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Wood, cement block, aluminum siding	Resided, reroofed, reglassed	Good	20 years
2	Steel frame metal clad	None	Good	10 years
3	Cinder blk metal clad	None	Fair	10 years
4	Wood frame	None	Good	10-15 years
5	Wood frame	Maintenance	Good	15 years
6	Wood frame	Maintenance	Fair	5-10 years
7	Wood frame	Maintenance	Good	15 years
8	Wood frame	Maintenance	Fair	10 years
9	Wood frame	Maintenance	Fair	10 years
10	Wood frame metal cl.	Replace ILS local	Good	15-20 years
11	Wood frame	Maintenance	Fair	10 years
12	Wood frame metal cl.	Maintenance	Fair	10 years
13	Wood frame	Maintenance	Fair	10 years
14-22	Various	Maintenance	Excellent to fair	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	TC	376.00 m^2	Indef.	Offices, operations, telecom
	Private Lease	134.20 m^2	1-10 yrs	Advertising
	Airline	150.80 m^2	Indef.	Airline booths, storage
	Public	770.90 m^2	lockers	Lobby and gate entrance
2	TC	Not available	Indef.	Cold storage for building & electrical supplies
3	TC	Not available	Indef.	Fire Hall and maintenance garage
4	TC	Not available	Indef.	Urea storage, foam & dry chemicals
5	TC	Not available	Indef.	Power House
6	TC	Not available	Indef.	Pumphouse for water supply
7	TC	Not available	Indef.	Remote receiver building
8	TC	Not available	Indef.	Transmitter building
9	TC	Not available	Indef.	ILS middle marker
10	TC	Not available	Indef.	Carpentry workshop
11	TC	Not available	Indef.	NDB building
12	TC	Not available	Indef.	Storage
13	TC	Not available	Indef.	Water treatment building
14-22	TC	Not available	Indef.	Localizer, storage sheds, greenhouse, hose reel house, etc.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 39

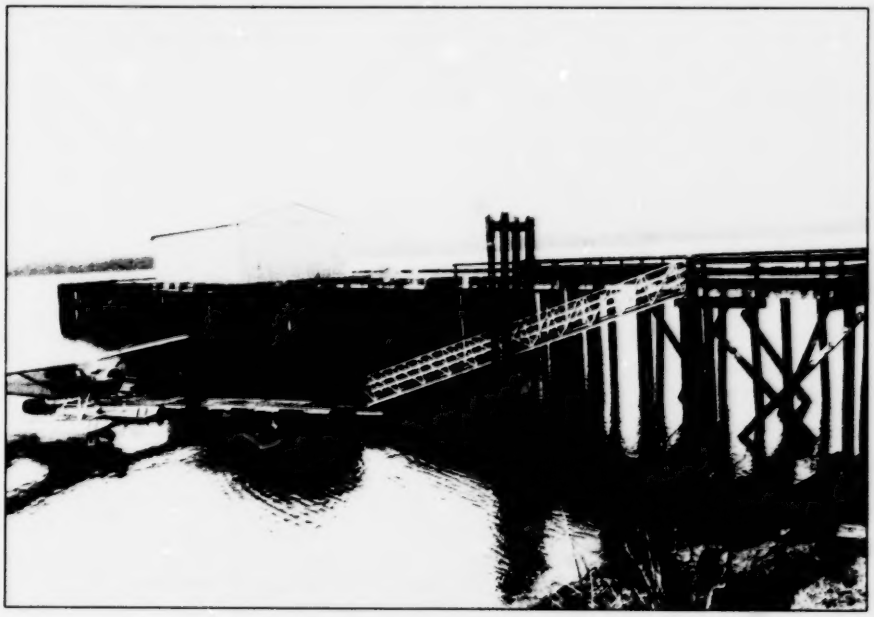
Seaplane Float
Flotteurs pour hydravions

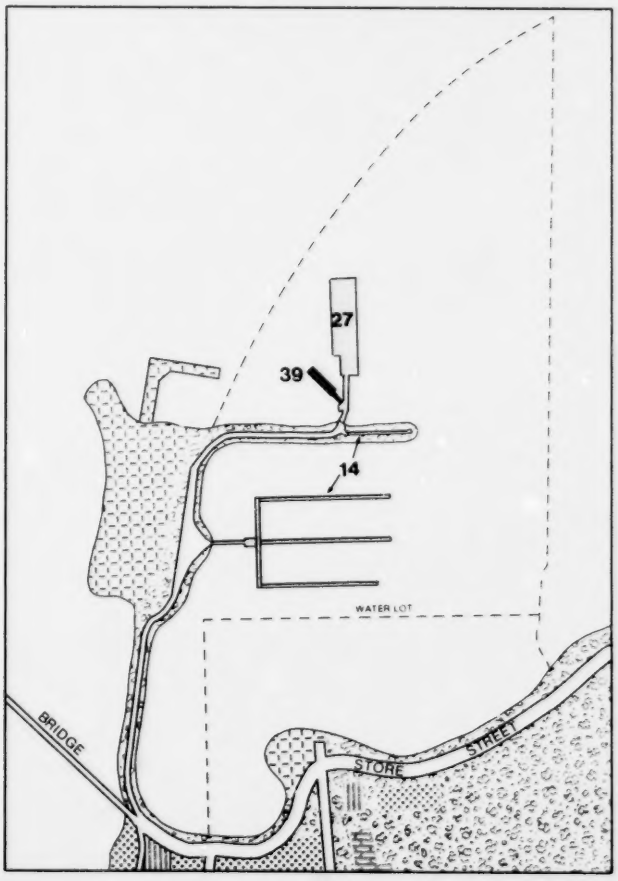
Port Simpson

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

0 35
m

Scale Échelle 1:3500

PROPERTY DESCRIPTION (39) TC SEAPLANE FLOAT - PORT SIMPSON

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
11.47 ha (E) F&O-SCH (Site 14)	Irregular	Lot 1, Pl. 1371, Lot 1, Pl. 5313, Port Simpson	1924/$1 1968/$750

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Water lot

USE	SERVICES AVAILABLE
1% structures, 99% water	None

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Seaplane Float	90.28 m^2	Excellent	Tie-up
Gangway	20.38 m^2	Excellent	Access

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Unzoned	Small craft harbour, fisherman's coop, residential, commercial	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Open water location accessible to seaplanes, close to village	Vehicle, foot, boat, seaplane	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	None	Not available	Not available

ADDITIONAL INFORMATION

This seaplane float is attached to F&O - SCH. Site #14 and access is gained from PWC wharf (Site #27).

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 40

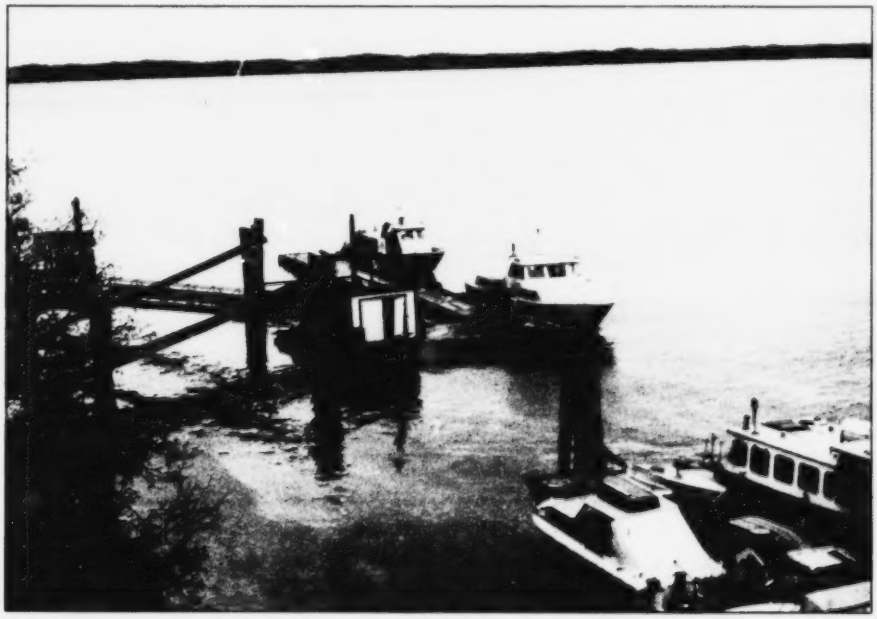
Approach and Float
Accès et flotteur

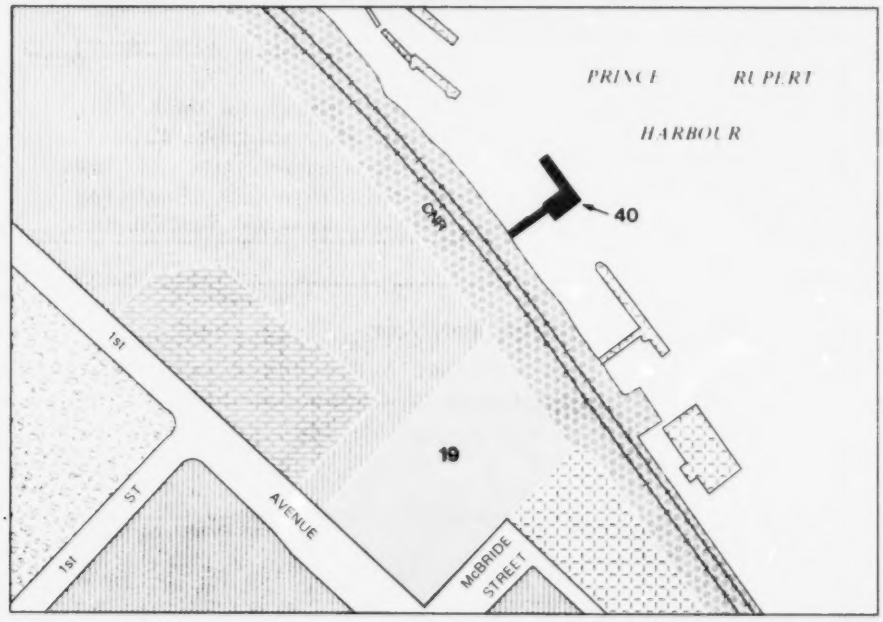
Prince Rupert Harbour
Port de Prince Rupert

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
Not in the CRPI Pas dans le RIC

STUDY YEAR ANNÉE D'ÉTUDE
1986





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ
AGRICULTURE	AGRICULTURE

Scale Échelle 1:2500

0 25
m

PROPERTY DESCRIPTION (40) TC APPROACH AND FLOAT - PRINCE RUPERT HARBOUR

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
Not available	Irregular	Water lot in front of Waterfront Block E, Plan 1161, Prince Rupert	1947/leased from CN

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Water lot

USE	SERVICES AVAILABLE
Not available	Electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
None						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Approach	19.51 m^2	Excellent	Access
Gangway	20.44 m^2	Excellent	Access
Float	245.36 m^2	Good	Mooring

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial, core commercial	Industrial, commercial	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Central waterfront location, easy access	Vehicle, boat, foot	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Included in airport	Ø	Not assessed	Ø

ADDITIONAL INFORMATION

Facility is used to support transportation of TC-Prince Rupert airport employees to Digby Island/Prince Rupert airport.

APPENDIX A

GLOSSARY OF TERMS

CRPI

Central Real Property Inventory: is a computerized central record of the federal Government's real property holdings. Departments are to report to the CRPI all revisions, acquisitions and disposals as they occur, review their holdings as published in CRPI printouts, and notify PWC - CRPI of any discrepencies.

ECONOMIC LIFE

The estimated period over which it is anticipated that a property may profitably be utilized. The period over which a property will yield a return on the investment, over and above the economic rent due to land. This period can never exceed, and generally is shorter than, the physical life of the improvements.

EXCESS

No longer required for operational purposes by a particular department. See "Surplus Property Procedures".

FLM

Federal Land Management - FLM policy requires that departments plan their acquisition, use and disposal of lands in a manner consistent with the principle that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

GROSS AREA - (Outside Gross)

That area measured from the outside surface of the outer building wall to the outside surface of the opposite building wall, for the area of each floor, without any deductions for opening which occur within the floor area. Where balconies and mezzanine floors occur within the exterior walls of the building, the actual area of these is measured and included.

GROSS INCOME

Potential gross income, including both the amount actually charged to commercial tenants and reimbursing government agencies, as well as the amount which would be charged to government departments.

HERITAGE DESIGNATION

Federal Heritage Building Review Office (FHBRO) - An interdepartmental advisory body responsible for identifying and evaluating heritage buildings (40 years old and older) owned by the federal government and for monitoring the conservation and continued use of these buildings. The two categories are:

Classified building - A federal heritage building that has been identified by the Government of Canada as having the highest heritage significance.

Recognized building - A federal heritage building that has been identified by the Government of Canada as having the second highest heritage significance.

MONITOR

A recommendation that a property be monitored means that it is to be observed to determine if the problem identified has been solved by the expected action.

NON-HABITABLE VACANT SPACE

Space which, by reason of design and/or condition, cannot be used to satisfy client requirements.

OPERATING EXPENSES

Total operating expenses, including repairs but not capital expenditures, or management fees.

PROPERTY

Generally refers to an area of land plus any structures that may be located thereon.

PROVINCIAL CROWN RESERVE

Land or water areas reserved by the provincial Crown through a provincial Order-in-Council, for use by the federal Crown. The federal Crown accepts the reserve through an accepting Order-in-Council. The area of the reserve reverts back to the provincial Crown when it is no longer required by the federal Crown.

RENTABLE FLOOR AREA

That area within the outside walls computed by measuring from the inside surface of the outer building wall to the inside surface of the opposite outer building wall, except where the outer building wall consists of 50% or more glass. In the latter case, the area is computed by measuring the innermost inside surface of such glass to the inside surface of the opposite outer building wall or glass, whichever is applicable. The area includes columns and projections necessary to the building structure but excludes Building Service Area (i.e., furnace rooms, public stairs, etc.).

REVIEW

A recommendation that a property be reviewed means that it is to be re-evaluated at a specific time.

SURPLUS PROPERTY PROCEDURES

When a federal department or agency no longer has any use for a property (improved or unimproved land, including waterlots), it completes a "Notice of Excess Crown Property" form, which PWC circulates to other departments. If another department has expressed an interest in acquiring the property, this fact is taken into consideration by PWC which makes a recommendation to TBAC/FLM on the federal departmental or agency transfer of the property. When there is no federal interest, the property may be declared surplus for disposal under the Surplus Crown Assets Act. If a property is determined surplus to federal requirements, Real Estate Services Disposal Guidelines regulate the priority of disposal action and terms of sale (i.e. provincial, municipal, public tender, etc.) or lease. Structures (without land) surplus to departmental requirements are simply reported surplus under the Surplus Crown Assets Act and do not require TBAC/FLM review.

USABLE FLOOR AREA

The area within the outside walls measured and computed in the same manner as "Rentable Area" but excluding common use areas which serve the entire floor or building, known as Accessory Area (e.g., washrooms, cafeterias).

APPENDIX B

ABBREVIATIONS

Department and Agency Abbreviations

Agr	Agriculture Canada
CBC	Canadian Broadcasting Corporation
CMHC	Canada Mortgage and Housing Corporation
CN	Canadian National
GP	Canada Post Corporation
EIC	Employment and Immigration Canada
F&O	Department of Fisheries and Oceans
HWC	Health and Welfare Canada
PCa	Ports Canada
PWC	Public Works Canada
RC-CE	Revenue Canada - Customs and Excise
RCMP	Royal Canadian Mounted Police
TC	Transport Canada
TC-CCG	Canadian Coast Guard

General Abbreviations

BCAA	British Columbia Assessment Authority
CA	Census Agglomeration
CBD	Central Business District
CRPI	Central Real Property Inventory, PWC
(E)	Estimate
FHBRO	Federal Heritage Buildings Review Office
ha	Hectares
RRAP	Residential Rehabilitation Assistance Program
TBAC/FLM	Treasury Board Advisory Committee on Federal Land Management, chaired by a representative of the Treasury Board Secretariat and the permanent members are representatives of PWC, EC and CMHC.
TBAPM	Treasury Board - Administrative Policy Manual

APPENDIX C

ASC PUBLISHED REPORTS

Newfoundland

St. John's

Nova Scotia

Halifax-Dartmouth (update)
Sydney Region

New Brunswick

Bathurst
Fredericton
Moncton
Saint John

Prince Edward Island

Charlottetown

Québec

Bois-Francs Region
The Gaspé/Iles de la Madeleine
Granby
Haut-Saguenay
Lac St-Jean
Lower St. Lawrence
Montréal Island/Laval/Longueuil
Québec Urban Community
Montréal North Shore
Montréal South Shore
Sherbrooke
Sorel
St-Hyacinthe
Trois-Rivières Region
Valleyfield

National Capital Region (Ontario-Québec)

Ottawa-Hull
Upper Ottawa Valley

Northwest Territories

Yellowknife

Yukon

Whitehorse

Ontario

Cornwall
Durham Regional Municipality
Guelph
Halton Regional Municipality (update)
Hamilton-Wentworth Regional Municipality (update)
Kingston
London
Mid-Seaway Corridor
Niagara Region
North Bay
Peel Regional Municipality (update)
Peterborough
Sault Ste. Marie
Sudbury
Thunder Bay
Timmins
Toronto Metropolitan Municipality
Waterloo Regional Municipality (update)
Windsor
York Regional Municipality

Manitoba

Winnipeg

Saskatchewan

Prince Albert
Regina
Saskatoon (1978, 1985)

Alberta

Calgary
Edmonton
Red Deer

APPENDIX C

ASC PUBLISHED REPORTS

British Columbia

Fraser Valley
Kootenays
Okanagan Region
Prince George/Central B.C. District
Thompson-Nicola Regional
Vancouver
Vancouver Island
Victoria
Whitehorse

1 2 3 4 5 6 7 8 9

A B C D E

White Islets
Arniston Pt
Gnarled Islands
Goose Bay
Prospector Pt
Holliday I
Slab Hill
RI 32B
Dundas Island
IR 32B
Brundige Inlet
IR 32B RI 32B
DUNDAS ISLAND
Holliday Passage
Grey Islet
Green I
37
Mount Bonwick
MOUNT HENRY
RI 33
Channel Island
IR 33
PASSAGE
Whitesand I
Randall I
Gore Langton Pt
BAY
Nares Islets
Baron Island
Moffat Islands
Dunira
Coast Mound
RI 34
Fair West Point
IR 34
Farwest Pt
Island
HUDSON
Connel Islands
Melville Island
Jackal Pt
CHATHAM
Pointer Rocks
Father Pt
Hogan Island
IR 12
RI 12
Maskelyne Island
Union Inlet
Flewin Pt
RI 51
Ktangadzen
IR 51
RI 31
Union Bay
IR 31
RI 50
Ksabasn
IR 50
Birnie I
RI 18
Birnie I
IR 18
Lizzie Hill
Inskip Pass
Trail Bay
Gordon Pt
RI 1
Port Simpson
IR 1
Port Simpson
Port Simpson Hill
George Pt
Grace Pt
Lama Point
Finlayson Island
RI 19
Finlayson Island
IR 19
Cunningham Pass
Mount Griffin
Stumaun Ck
Mount Ben
TSIMPSEAN
Fortune Pt
Mist I
Burnt Cliff Island
RI 20
Burnt Cliff Island
IR 20
South I
Leading Peak
INDIAN RESERVE 2
BASIL LUMP
Georgetown Lake
Georgetown Mills
Shattock Pt
Swallow I
Simpson Pt
Big Bay
Trenham Pt
RESERVE INDIENNE
RI 89
Tuck Inlet
IR 89
SHARP PEAK
Tree Bluff
TSIMPSEAN 2
Pattullo Pt
Tuck Inlet
Tuck Pt
Silver Ck
Jap Pt
Swamp I
IR 2 RI 2
Mission Mountain
RI 2
MOUNT MORSE
TSIMPSEAN
CHANNEL
RI 54
Ndakdolk
IR 54
Nishanocknawn
Gilro
RANGE
PRINCE RUPERT
KAIE ISLAN
Mount Hays
Vigilant Island
Bacon Cove
Bacon Point
Douglas Point
Detention I
City Limits
Yacht Club
Cow Bay
Russell Arm
Russell Point
Melville Arm
Elevator
Golf Course
Community Centre
Park
Trans Sta
Goldfield
Salt I
Burrowes I
Island
15
17
40
3
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32
34a
34b
31
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16
35
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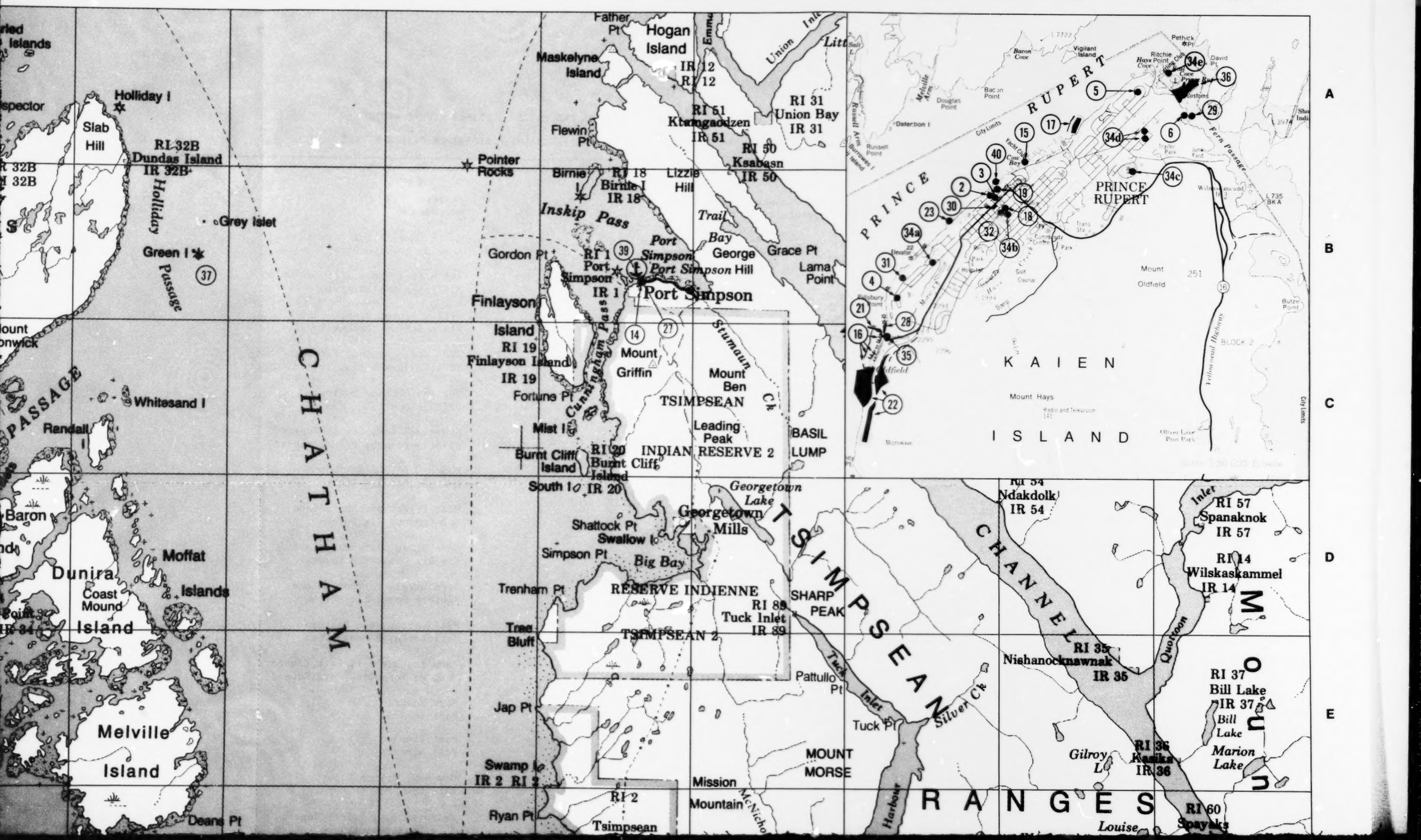
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A
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E
Holliday I
Slab Hill
RI 32B
Dundas Island
IR 32B
Holliday Passage
Grey Islet
Green I
37
Whitesand I
Rendall I
Baron
Moffat Islands
Dunira
Coast Mound
Island
Melville Island
Dean Pt
CHATHAM PASSAGE
Father Pt
Hogan Island
IR 12
RI 12
Maskelyne Island
Pointer Rocks
Flewin Pt
RI 51
Ktangaodzen
IR 51
RI 31
Union Bay
IR 31
RI 50
Ksabasn
IR 50
Birnie I
RI 18
Birnie I
IR 18
Lizzie Hill
Inskip Pass
Trail Bay
Port Simpson
Port Simpson Hill
George Grace Pt
Lama Point
Gordon Pt
RI 1
Port Simpson
IR 1
Port Simpson
Finlayson Island
RI 19
Finlayson Island
IR 19
Cunningham Pass
Fortune Pt
Mount Griffin
Stumaun Ck
Mount Ben
TSIMPSEAN
Leading Peak
BASIL LUMP
Mist I
RI 20
Burnt Cliff Island
Burnt Cliff Island
IR 20
South I
INDIAN RESERVE 2
Georgetown Lake
Georgetown Mills
Shattock Pt
Swallow I
Simpson Pt
Big Bay
Trenham Pt
RESERVE INDIENNE
RI 89
Tuck Inlet
IR 89
SHARP PEAK
Tree Bluff
TSIMPSEAN 2
TSIMPSEAN
Pattullo Pt
Tuck Inlet
Silver Ck
Tuck Pt
Jap Pt
Swamp I
IR 2 RI 2
RI 2
Ryan Pt
Tsimpsean
Mission Mountain
McNichol
MOUNT MORSE
RANGES
Harbour
Union Inlet
Emma
Litt
Salt L
Bacon Cove
Vigilant Island
Pethick Pt
Ritchie Hays Point
Hays Cove
Golf Cove
Prince Rupert
David Pt
Customs
Melville Arm
Douglas Point
Detention I
Russell Arm
Burrowes I
Russell Point
City Limits
Yacht Club
Cow Bay
PRINCE RUPERT
Trailer Park
Junk Yard
Fern Passage
Trans Sta
Community Centre
Park
Golf Course
Mount Oldfield
251
Butze Point
Pulpmill Point
Elevator
Mount Hays
Radio and Television
Oliver Lake Prov. Park
KAIEN
ISLAND
Volkswood Highway
BLOCK 2
L 7722
L 735 BKA
L 397
Ndakdolk
IR 54
RI 54
Inlet
RI 57
Spanaknok
IR 57
RI 14
Wilskaskammel
IR 14
CHANNEL
RI 35
Nishanocknawnak
IR 35
Quottoon
RI 37
Bill Lake
IR 37
Bill Lake
Marion Lake
Gilroy L
RI 36
Kasiks
IR 36
RI 60
Spaynks
Louise
MOUNT
Scale 1:50 000 Echelle

Connel Islands
Melville Island
Jackal Pt
Deans Pt
Jap Pt
Swamp I
IR 2 RI 2
Pattullo Pt
McNichol Inlet
Silver Ck
Tuck Pt
MOUNT MORSE
Mission Mountain
McNichol Ck
Harbour
RANGE
Ryan Pt
Duncan Bay
RI 2
Tsimpsean IR 2
RI 21
Tugwell Island
IR 21
Tugwell Island
Metlakatla
Venn Pass
IR 2
RI 2
Salt Lake Provincial Park
SEE INSET VOIR L'ENCADRÉ
Pillsbury Cove
Digby Island
Prince
Pothick Pt
IR 4
RI 4
Seal Cove
Shawatlan Lake
Woodworth Lake
Mahlon L
Bannock L
PENNE
RI 3
Winaskancaud IR 3
Dawes Pt
Metlakatla Bay
Straith Pt
IR 2
RI 2
Pillsbury Pt
Com 298
Digby Island
Prince Rupert
Butze Pt
Cridge I
Elizabeth Pt
Com 141
Oliver Lake Prov Pk
MT HAYS
Com Kaien Island
Morse Basin
Denise Inlet
Triple Islands
Osborne Islands
Lucy Islands
Tree Nob Group
RI 90
Rushton Island IR 90
Rushton I
Snider Islet
Ferry
Charles Island
Delusion Bay
Wainwright Basin
Ridley I
Kloiya Bay
Prudhomme Lake Prov Pk
Moore Pt
Tremayne Bay
Lima Pt
Watson Island
Port Edward
Com 475
Alwyn L
Yellowhead
Porpoise
Coast I
Kinahan Islands
Phelan
Hicks Pt
Colonel Johnston Lake
CANADIAN
Inverness Pass
Tsum Tsadai Inlet
Greentop Islet
Holland Rock
Kitson I
Mount Smith
McGrath
RI 22
Dashken IR 22
Island
Osland
Bremner Lake
Butterworth Rocks
Bell Passage
Hooper Pt
RI 92
Avery Island IR 92
Avery I
Archibald Islands
North Rachael I
Rachael Islands
South Rachael I
QLAWD HILL
STEPHENS ISLAND
Roland Rocks
RI 91
Philip Island
Squaderee IR 91
Ludlam Pt
Congreve Pt
Skiakl Bay
Skiakl Pt
MOUNT STEPHENS
Stephens Passage
Dolly I
Minnie
Butler Cove
Joyce I
Gull Rocks
Alice I
Island
Hunt Pt
Cruice Rock
Lawyer
Malacca
Marcus
Hazel Pt
Crossdaile I
Gamble
E
F
G
H
I
J

Melville Island
Deans Pt
Jap Pt
Swamp Pt
IR 2 RI 2
Pattullo Pt
Tuck Pt
Inlet
Silver Ck
Nishanocknawnak
IR 35
RI 37
Bill Lake
IR 37
Bill Lake
Marion Lake
RI 36
Kasika
IR 36
Gilroy L
MOUNT MORSE
Mission Mountain
McNichol Ck
Harbour
RANGES
Louise L
RI 60
Spayaks
IR 60
Woodworth Lake
Ryan Pt
Duncan Bay
RI 2
Tsimpsean
IR 2
RI 21
Tugwell Island
IR 21
Metlakatla
Salt Lake Provincial Park
SEE INSET
VOIR L'ENCADRÉ
Pethick Pt
IR 4
RI 4
Shawatlan Lake
Mahlon L
Bannock L
Tugwell Island
Venn Pass
IR 2
RI 2
Pillsbury Cove
Digby Island
Prince
Dawes Pt
Metlakatla Bay
IR 2
RI 2
20
Pillsbury Pt
RI 3
Winaskancaud
IR 3
Straith Pt
Com 298
Digby
Prince Rupert
16
Butze Pt
Kergin Lake
Cridge Pt
Digby Island
Elizabeth Pt
Com 141
Oliver Lake Prov Pk
MT HAYS
Com Kaien
Island
Morse Basin
Dudoward Lake
Lucy Islands
37
PASSAGE
SOUND
Fairy
Charles
Island
Wainwright Basin
Denise Inlet
Pipeline
Water
RI 90
Rushton Island
IR 90
38
Snider Islet
Delusion Bay
Moore Pt
Tremayne Bay
Lima Pt
Ridley
Kloiya Bay
Prudhomme Lake Prov Pk
Prudhomme Lake
Yellowhead Highway
16
Watson Island
Porpoise
Passage
Hooper Pt
RI 92
Avery Island
IR 92
Avery I
24
Port Edward
Com 475
13
Alwyn L
Diana Lake Provincial Park
Diana L
Rainbow Lake
Colonel Johnston Lake
25
North Rachael I
Rachael Islands
South Rachael I
Kinahan Islands
Coast Io
12
Phelan
Hicks Pt
CANADIAN
QLAWD HILL
STEPHENS
ISLAND
RI 91
Squaderee
IR 91
Ludlam Pt
Congreve Pt
Greentop Islet
Holland Rock
Kitson I
Tsum Tsadai Inlet
Inverness Pass
Haysport
RI 24
Meanlaw
IR 24
Port
Peck L
Sockeye
NATIONAL
24
10
26
Mount Smith
McGrath
RI 22
Dashken
IR 22
SKEENA R
Veitch Pt
Island
Osland
RI 23 Pt
Kshaoom
IR 23
Bremner Lake
Gull Rocks
MOUNT STEPHENS
Stephens Passage
Skiakl Bay
Skiakl Pt
Butler Cove
Joyce I
Dolly I
Minnie I
Prescott
Cruice Rock
Malacca Islands
Marcus
Hazel Pt
Crossdale I
Gambier Pt
Alice Io
Island Pt
Hunt Pt
Lawyer
Genn
De Horsey Island
Hammer Pt
Cunningham Peak
Kildala
Mount Morrison
E
F
G
H
I
J

PRINCE RUPERT

BRITISH COLUMBIA
COLOMBIE-BRITANNIQUE

FEDERAL PROPERTY
PROPRIÉTÉ FÉDÉRALE

SCALE 1:125,000 ÉCHELLE

METRES 5000 0 5000 METRES

Public Works Canada / Travaux publics Canada

N

I J K L M

1 2 3 4 5 6 7 8 9

Passage
Hooper Pt
Avery Island IR 92
Avery I
Archibald Islands
QLAWD HILL
STEPHENS ISLAND
Roland Rocks
RI 91
Philip Island
Squaderee IR 91
Ludlam Pt
Skiakl Bay
Congreve Pt
MOUNT STEPHENS
Stephens Passage
Skiakl Pt
Butler Cove
Joyce I
Dolly I
Minnie I
Parry I
Prescott Island
RI 93
Edye IR 93
Prescott Passage
Morrell Pt
Arthur I
Goble Pt
Ibbetson Point
William I
Edye Passage
Hearndon Pt
Edwin Pt
Refuge Bay
Spruce Hill
North Rachael I
Rachael Islands
South Rachael I
Gull Rocks
Kinahan Islands
Coast I
Greentop Islet
Holland Rock
Kitson I
Port Edward
Com 475
Alwyn L
Colonel Johnston Lake
Phelan
Hicks Pt
CANADIAN
Tsum Tsadai Inlet
Inverness Pass
Peck L
Mount Smith
McGrath
RI 22
Dashken IR 22
Island
Osland
Bremner Lake
Cruice Rock
Hazel Pt
Croasdaile I
Marcus
Malacca
Alice I
Island Pt
Hunt Pt
Lawyer Islands
Genn Islands
Gamble Pt
De Horsey Passage
Mason Pt
Humpback Bay
Passage
Porcher Island
Creak Islands
Hunts Inlet
Lamb Pt
Georgy Pt
Parry P
Marked Tree
Bluff
McMicking Island
Hanmer I
Chismore Passage
Spiller Range
Arthur Passage
Elliott I
Kennedy Island
Kennedy I
Bloxam Pass
Lewis Island
Lewis I
Kelp
Chismore Range
Sala Lagoon
Useless Creek
Jenny Island
Dancey I
BELL RANGE
2137
Welcome Harbour
82
Camp Ck
Kitkatla Ck
Porcher Ck
Kitkatla Inlet
131
Porcher Inlet
EGERIA
Oona River
Peninsula Pt
RANGE
DISTRICT
COAST
Marrack I
Bedford I
Gibson
5

Passage
Pt
Avery Island
IR 92
Avery I
North Rachael
I
Rachael
Islands
South Rachael
I
Kinahan
Islands
Coast Is
Port Edward
Com 475
13
Alwyn
L
Provincial Park
Diana
L
Rainbow
Lake
Colonel
Johnston
Lake
Phelan
Hicks
Pt
CANADIAN
Inverness Pass
NATIONAL
Haysport
RI 24
Meanlaw
IR 24
Port
Essington
QLAWD
HILL
STEPHENS
ISLAND
RI 91
Squaderee
IR 91
Greentop
Islet
Holland
Rock
Kitson
I
Tsum Tsadai
Inlet
Peck
L
Sockeye
Mount Smith
McGrath
RI 22
Dashken
IR 22
Congreve Pt
Ludlam
Pt
Gull
Rocks
Island
Osland
Bremner
Lake
RI 23 Pt
Kshaoom
IR 23
Veitch Pt
SKEENA
R
MOUNT
STEPHENS
Stephens
Pass
Skiakl
Pt
Butler Cove
Joyce I
Dolly
Minnie
Parry
Prescott
Island
RI 93
Raye
Morrell
Pt
Arthur I
Goble
Pt
Cruice
Rock
Lawyer
Islands
Marcus
Malacca
Passage
Hazel
Pt
Croasdaile I
Gamble
Pt
De Horsey
Island
Hanmer
Pt
Cunningham
Peak
Kildala
Mount
Morrison
Alice Is
Island
Pt
Hunt Pt
Genn
Islands
Mason Pt
Porcher
Island
Humpback
Bay
Lamb Pt
Georgy Pt
Parry Pt
Emergency
L
Creak
Islands
Hunts
Inlet
Refuge
Bay
Spruce
Hill
Spiller
Range
Chismore
Passage
McMicking
Island
Hanmer
I
Marked
Tree
Bluff
Telegraph
Hegan
Pt
Claxton Ck
Icy
L
Mount
Dodge
Mount Steckel
Ibbetson
Point
William I
Edye
Passage
Hearndon Pt
Edwin Pt
PORCHER
ISLAND
Elliott
I
Arthur
Passage
Kennedy
Island
Standard
Ck
Clough
Pt
Mount
Chapleau
Jenny
Island
Dancey
I
Useless
Creek
Salt
Lagoon
Lewis Island
Bloxam
Pass
Kap
Lewis I
Passage
Kennedy I
Telegraph
Passage
Moore
Cove
COAST LAND DIST
RANGE 5
MOUNT
COUTLÉE
BELL
RANGE
2137
Welcome
Harbour
Porcher
Ck
Camp
Ck
Kitkatla
Ck
Porcher
Inlet
Chismore
Range
Oona
River
Peninsula
Pt
DISTRICT
COAST
RANGE
5
RANGE
4
Marrack I
Bedford I
Fleming
Bay
Buckley
Pt
Gibson
Beacon
Bloxam
I
Rippon
MOUNT
ELWIN
Kitkatla
Inlet
82
131
EGERIA
RUPERT
COLUMBIA
BRITANNIQUE
OPERTY
ÉDÉRALE
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5000 MÈTRES
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LEGEND OF FEDERAL PROPERTIES - PRINCE RUPERT REGION

LÉGENDE DES PROPRIÉTÉS FÉDÉRALES - RÉGION DE PRINCE RUPERT

Map Key Index de la carte		Owner Designation and Title Propriétaire et titre		Address Adresse	Site Area (ha) Superficie (ha)
G7	1	CBC	CFPR Transmitter Site Émetteur de CFPR	Dodge Cove, Digby Island Anse Dodge, Ile Digby	23.27
Inset	2	CBC	Broadcasting Station Station de radiodiffusion	346 Stiles Place, Prince Rupert 346 Place Stiles, Prince Rupert	0.10
Inset	3	CBC	Vacant Land Terrain Vacant	Stiles Place, Prince Rupert Place Stiles, Prince Rupert	0.11
Inset	4	CBC	Residence Résidence	2204 Atlin Avenue, Prince Rupert 2204, avenue Atlin, Prince Rupert	0.06
Inset	5	CMHC	Residences Résidences	Various, Prince Rupert Prince Rupert	0.61
Inset	6	F&O	Fisheries Station Station piscicole	Sourdough Bay, Prince Rupert Baie Sourdough, Prince Rupert	5.72
G7	7	F&O-SCH	Approach and Floats Accès et flotteurs	Dodge Cove, Digby Island Anse Dodge, Ile Digby	2.39
K6	8	F&O-SCH	Approach and Floats Accès et flotteurs	Hunt Inlet, Porcher Island Inlet Hunt, Île Porcher	0.15
M8	9	F&O-SCH	Floats Flotteurs	Oona River, Porcher Island Rivière Oona, île Porcher	0.92
M8	10	F&O-SCH	Wharf and Floats Quai et flotteurs	Oona River, Porcher Island Rivière Oona, île Porcher	3.06
F6	11	F&O-SCH	Approach and Floats Accès et flotteurs	Metlakatla, Venn Passage Metlakatla, Passage Venn	0.41
H8	12	F&O-SCH	Approach and Floats Accès et flotteurs	Porpoise Harbour, Port Edward Port de Porpoise, Port Edward	1.49
H8	13	F&O-SCH	Fishing Boat Harbour Port pour bateaux de pêche	Port Edward Port Edward	10.25
B6	14	F&O-SCH	Approach and Floats Accès et flotteurs	Port Simpson Port Simpson	11.47
Inset	15	F&O-SCH	Wharf and Floats Quai et flotteurs	Cow Bay, Prince Rupert Baie Cow, Prince Rupert	0.44
Inset	16	F&O-SCH	Boat Harbour	Fairview Bay, Prince Rupert	13.76

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M8	9	F&O-SCH	Floats Flotteurs	Oona River, Porcher Island Rivière Oona, île Porcher	0.92
M8	10	F&O-SCH	Wharf and Floats Quai et flotteurs	Oona River, Porcher Island Rivière Oona, île Porcher	3.06
F6	11	F&O-SCH	Approach and Floats Accès et flotteurs	Metlakatla, Venn Passage Metlakatla, Passage Venn	0.41
H8	12	F&O-SCH	Approach and Floats Accès et flotteurs	Porpoise Harbour, Port Edward Port de Porpoise, Port Edward	1.49
H8	13	F&O-SCH	Fishing Boat Harbour Port pour bateaux de pêche	Port Edward Port Edward	10.25
B6	14	F&O-SCH	Approach and Floats Accès et flotteurs	Port Simpson Port Simpson	11.47
Inset	15	F&O-SCH	Wharf and Floats Quai et flotteurs	Cow Bay, Prince Rupert Baie Cow, Prince Rupert	0.44
Inset	16	F&O-SCH	Boat Harbour	Fairview Bay, Prince Rupert	13.76

H8	12	F&O-SCH	Approach and Floats Accès et flotteurs	Porpoise Harbour, Port Edward Port de Porpoise, Port Edward	1.49
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Inset	15	F&O-SCH	Wharf and Floats Quai et flotteurs	Cow Bay, Prince Rupert Baie Cow, Prince Rupert	0.44
Inset	16	F&O-SCH	Boat Harbour Port	Fairview Bay, Prince Rupert Baie Fairview, Prince Rupert	13.76
Inset	17	F&O-SCH	Rushbrook Floats Flotteurs et Rushbrook	Prince Rupert Prince Rupert	22.98
Inset	18	HWC	Residence Résidence	346, 4th Avenue West, Prince Rupert 346, 4ième avenue Ouest, Prince Rupert	0.06
Inset	19	INAC	Cultural Centre Site Emplacement du centre culturel	1st Avenue, Prince Rupert 1ère avenue, Prince Rupert	0.41
G6	20	PCa	Digby Ferry Dock Quai du traversier	Duvernet Point, Digby Island île Digby	1.48
Inset	21	PCa	Airport Ferry Slip Waterlot Lot d'eau - cale de traversier (aéroport)	Fairview Bay, Prince Rupert Baie Fairview, Prince Rupert	1.85
Inset	22	PCa	Fairview Land, Terminal and Access Terrain Fairview, gare maritime et accès	Prince Rupert Harbour Port de Prince Rupert	30.00
Inset	23	PCa	Ocean Dock Jetée Océan	Prince Rupert Harbour Port de Prince Rupert	2.98
H7	24	PCa	Ridley Island Port Facility Installations portuaires de l'île Ridley	Ridly Island île Ridley	458.73
H6, I6, I7	25	PCa	Greentop, Holland, Kinihan and Lelu Islands îles Greentop, Holland, Kinihan et Lelu	Prince Rupert Area Région de Prince Rupert	342.08
I10	26	PWC TPC	Approach and Waterlot Accès et lot d'eau	Haysport Haysport	0.45
B6	27	PWC TPC	Wharf and Approach Quai et accès	Port Simpson Port Simpson	11.47
Inset	28	PWC TPC	Alaska Ferry Slip and Terminal Cale et gare maritime Alaska	Fairview Bay, Prince Rupert Harbour Baie Fairview, Port de Prince Rupert	9.96
Inset	29	PWC TPC	Wharf and Floats Quai et flotteurs	Sourdough Bay, Prince Rupert Baie Sourdough, Prince Rupert	3.29
Inset	30	PWC TPC	Government of Canada Building Immeuble fédéral	2nd Avenue and 3rd Street, Prince Rupert À l'angle des 2e et 3e rues, Prince Rupert	0.23
Inset	31	RCMP GRC	Married Quarters Logements familiaux	1960-1970 Graham Avenue, Prince Rupert 1960-1970, avenue Graham, Prince Rupert	0.23
Inset	32	RCMP GRC	Officers Married Quarters Logements familiaux	400 - 4th Avenue, Prince Rupert 400, 4ième avenue, Prince Rupert	0.05
G7	33	TC TC	Buoy Storage Depot Hangar d'entrepôsage pour bouées	Casey Cove, Digby Island Anse Casey, île Dibgy	2.02
Inset	34	TC TC	Residences Résidences	Various, Prince Rupert Prince Rupert	0.96

H8	12	F&O-SCH	Approach and Floats Accès et flotteurs	Porpoise Harbour, Port Edward Port de Porpoise, Port Edward	1.49
H8	13	F&O-SCH	Fishing Boat Harbour Port pour bateaux de pêche	Port Edward Port Edward	10.25
B6	14	F&O-SCH	Approach and Floats Accès et flotteurs	Port Simpson Port Simpson	11.47
Inset	15	F&O-SCH	Wharf and Floats Quai et flotteurs	Cow Bay, Prince Rupert Baie Cow, Prince Rupert	0.44
Inset	16	F&O-SCH	Boat Harbour Port	Fairview Bay, Prince Rupert Baie Fairview, Prince Rupert	13.76
Inset	17	F&O-SCH	Rushbrook Floats Flotteurs et Rushbrook	Prince Rupert Prince Rupert	22.98
Inset	18	HWC	Residence Résidence	346, 4th Avenue West, Prince Rupert 346, 4ième avenue Ouest, Prince Rupert	0.06
Inset	19	INAC	Cultural Centre Site Emplacement du centre culturel	1st Avenue, Prince Rupert 1ère avenue, Prince Rupert	0.41
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Inset	21	PCa	Airport Ferry Slip Waterlot Lot d'eau - cale de traversier (aéroport)	Fairview Bay, Prince Rupert Baie Fairview, Prince Rupert	1.85
Inset	22	PCa	Fairview Land, Terminal and Access Terrain Fairview, gare maritime et accès	Prince Rupert Harbour Port de Prince Rupert	30.00
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I10	26	PWC TPC	Approach and Waterlot Accès et lot d'eau	Haysport Haysport	0.45
B6	27	PWC TPC	Wharf and Approach Quai et accès	Port Simpson Port Simpson	11.47
Inset	28	PWC TPC	Alaska Ferry Slip and Terminal Cale et gare maritime Alaska	Fairview Bay, Prince Rupert Harbour Baie Fairview, Port de Prince Rupert	9.96
Inset	29	PWC TPC	Wharf and Floats Quai et flotteurs	Sourdough Bay, Prince Rupert Baie Sourdough, Prince Rupert	3.29
Inset	30	PWC TPC	Government of Canada Building Immeuble fédéral	2nd Avenue and 3rd Street, Prince Rupert À l'angle des 2e et 3e rues, Prince Rupert	0.23
Inset	31	RCMP GRC	Married Quarters Logements familiaux	1960-1970 Graham Avenue, Prince Rupert 1960-1970, avenue Graham, Prince Rupert	0.23
Inset	32	RCMP GRC	Officers Married Quarters Logements familiaux	400 - 4th Avenue, Prince Rupert 400, 4ième avenue, Prince Rupert	0.05
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I10	26	PWC TPC	Approach and Waterlot Accès et lot d'eau	Haysport Haysport	0.45
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Inset	34	TC TC	Residences Résidences	Various, Prince Rupert Prince Rupert	0.96
Inset	35	TC TC	Search and Rescue Wharf Quai (recherche et sauvetage)	Fairview Bay, Prince Rupert Harbour Baie Fairview, Port de Prince Rupert	.03
Inset	36	TC TC	Seaplane Base Base d'hydravions	Seal Cove Road, Prince Rupert Chemin Seal Cove, Prince Rupert	31.32
B3, G1, G4, J7	37	TC TC	Light stations Phares	Prince Rupert Area Région de Prince Rupert	10.77
G6	38	TC TC	Prince Rupert Airport Aéroport de Prince Rupert	Digby Island Île Digby	726.70
B6	39	TC TC	Seaplane Float Flotteurs pour hydravions	Port Simpson Port Simpson	11.47
Inset	40	TC TC	Approach and Float Accès et Flotteur	Prince Rupert Harbour Port de Prince Rupert	-

SOURCE: Energy, Mines and Resources, Army Survey Establishment, R.C.E., 103J/1:250,000
Ministère de l'énergie, des mines et des ressources, Service Topographique de l'armée, GRC, 103J/1:250,000

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B6	27	PWC TPC	Wharf and Approach Quai et accès	Port Simpson Port Simpson	11.47
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